



LONG WALK VILLAS

76A KINGS ROAD, WINDSOR, BERKSHIRE, SL4 2AH

Unfurnished, £8,500 pcm + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available Now



Five bedrooms • Four bathrooms • Two reception rooms • Kitchen breakfast room • Garden • Roof terrace • Balcony

- EPC Rating = C
- Council Tax = G

Description

A simply stunning five bedroom family townhouse set in an enviable position overlooking Windsor's Long Walk and Great Park. The property is finished to a high specification and benefits from under floor heating, fresh air circulation and solar panels. The hallway opens straight into the striking drawing room with monochrome tiled floor providing an impressive and welcoming entrance. Leading from the drawing room through glass double doors is the elegant sitting room which has a modern fireplace. French doors provide direct access to the terrace.

On the lower ground floor the well appointed kitchen is fitted with a comprehensive range of units and integral Miele appliances. The kitchen is open plan to the breakfast and dining areas which also benefits from direct access to the garden through two sets of French doors. This floor also has a utility room and access to the integral garage.

The first floor is arranged to provide three well presented bedrooms two with en suite shower rooms. Located on the second floor is the inviting family room/fifth bedroom providing views to the Long Walk. The luxurious master bedroom with stylish en suite benefiting from 'his and hers' sinks, shower, bath and skylight.

The final staircase leads to the top of the house which provides a small conservatory with French doors opening onto the roof terrace.

Energy Performance

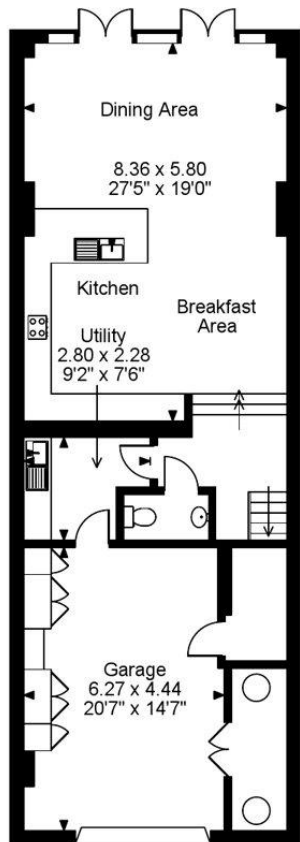
A copy of the full Energy Performance Certificate is available on request.

Viewing

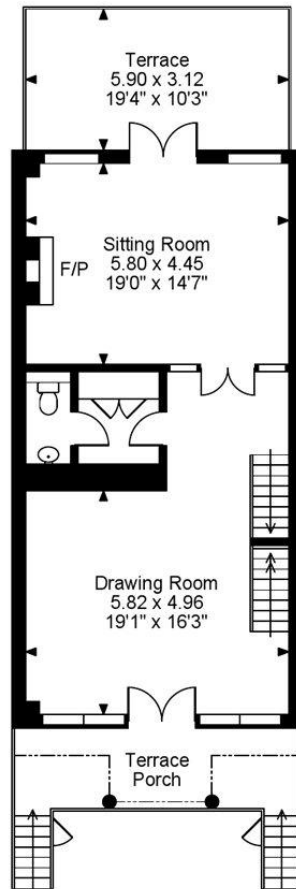
Strictly by appointment with Savills.



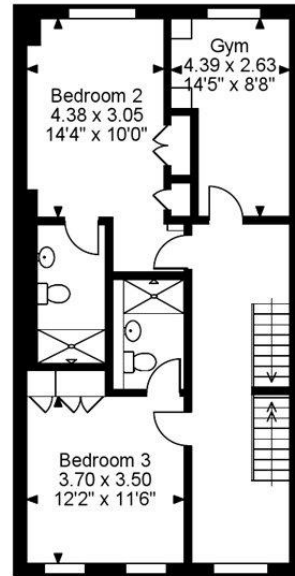
Long Walk Villas, Windsor
 Main House gross internal area = 2,990 sq ft / 278 sq m
 Garage gross internal area = 393 sq ft / 36 sq m
 Total gross internal area = 3,383 sq ft / 314 sq m



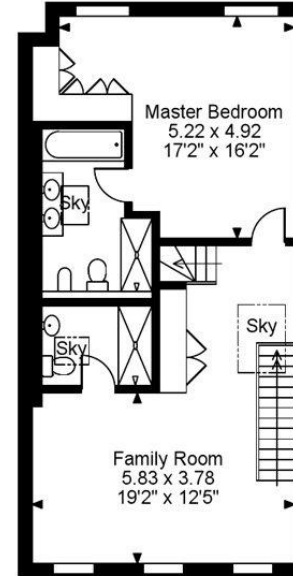
Lower Ground Floor



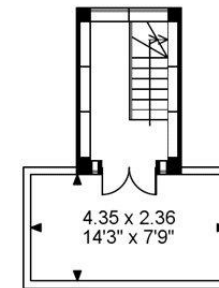
Ground Floor



First Floor



Second Floor



Roof Terrace

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FLOORPLANS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee - charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20160613A1PL

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Windsor Lettings

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