



WINDSOR GREAT PARK



21 St Marks Road

Windsor, Berkshire SL4 3BD

AVAILABLE • UNFURNISHED

£2,800 per calendar month



# WINDSOR GREAT PARK

## Accommodation

A well-presented three-bedroom family home situated in a sought-after location close to Windsor Town Centre. The property comprises: living & dining rooms, both with oak flooring, spacious kitchen/breakfast room, three bedrooms including a master with an en suite shower room and a family bathroom. Also offering a courtyard-style rear garden plus off-street parking for one car.

The property is neutrally decorated and carpeted throughout unless otherwise stated.

### Hallway

With oak flooring and doors leading to living room, dining room and kitchen.

### Living room

With oak flooring to match the hallway. Features include a large bay window and an electric fireplace.

### Dining room

Flooring to match the living room and French doors leading to the breakfast area.

### Kitchen/Breakfast area

A range of eye and base level units with integrated dishwasher and range cooker. Further space and plumbing for washing machine and tumble dryer, and space for a large fridge freezer. With tiled flooring and doors leading to the courtyard garden.

### Stairs & Landing

Leading to bedrooms and bathroom.

### Master bedroom

With door to en suite shower room.

### En suite

A white three piece suite comprising shower cubicle, wc & wash hand basin.

### Bedroom two

A rear aspect double bedroom.

### Bedroom three

A single bedroom/study.

### Bathroom

A white suite comprising bath with shower over, wc & wash hand basin.

### Outside

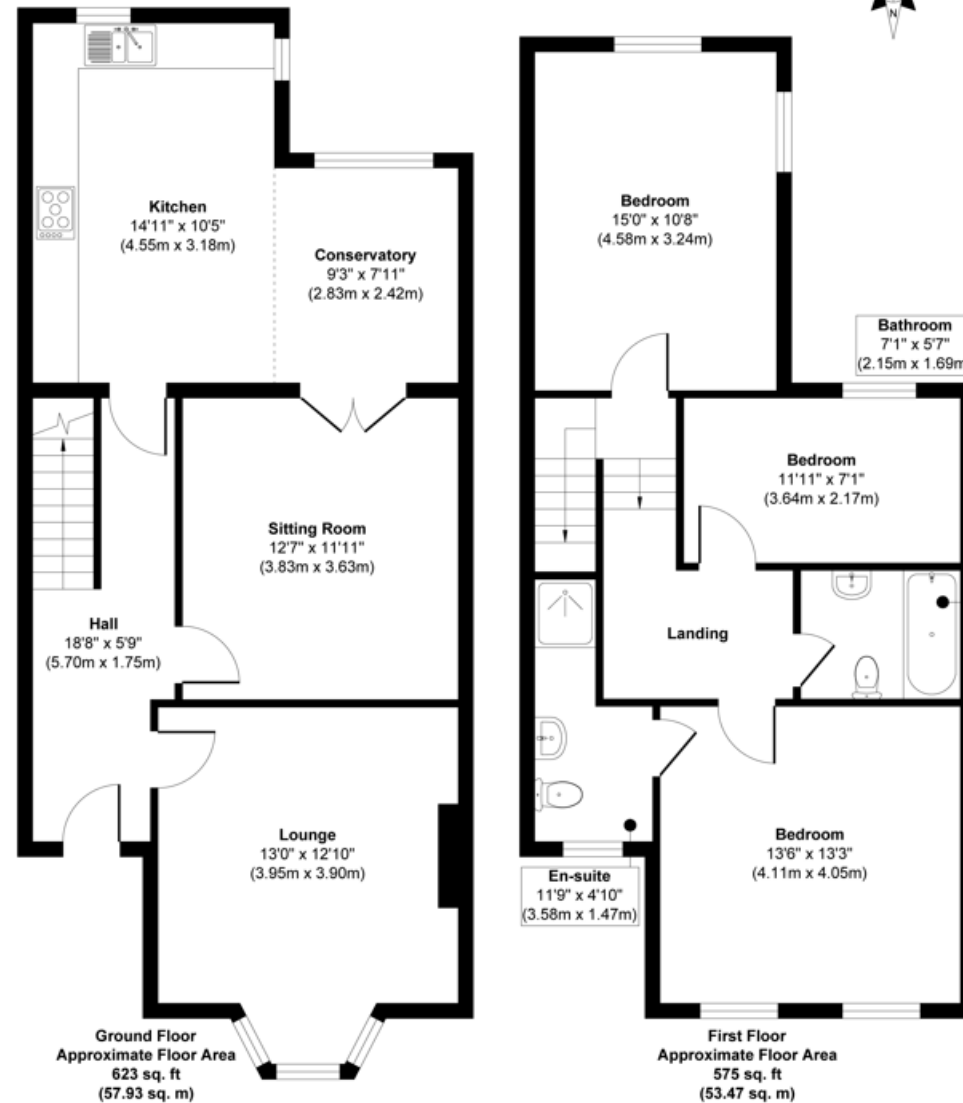
Front garden - path leading to front door, with mature shrubs.

Rear garden - fully paved with fencing to enclose & access gates to an off-street parking space.





# WINDSOR GREAT PARK



**Approx. Gross Internal Floor Area 1198 sq. ft / 111.40 sq. m**

Illustration for identification purposes only. Measurements are approximate, not to scale

Produced by Elements Property



Windsor Great Park Lettings, The Crown Estate Office  
Windsor Great Park, Windsor, Berkshire SL4 2HT

Property Enquiries: 01753 847531  
Email: [lettings@windsorgreatpark.co.uk](mailto:lettings@windsorgreatpark.co.uk)

#### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement.

# 

## About The Local Area

Windsor is a truly unique place to live where the iconic castle overlooks a contemporary town centre, whilst the spectacular 4,800 acres of Windsor Great Park provide a green haven for walking, cycling and horse riding less than 30 miles from the bustle of central London.

Rich in regal heritage, Windsor's royal connection attracts visitors from across the globe to enjoy the Park's long stretches of gently undulating landscape and ancient oaks that were once part of a Norman hunting forest. The more formal landscapes of The Savill Garden, Valley Gardens and Virginia Water Lake can be found on the south-east side of Windsor Great Park, where The Savill Garden showcases plants from around the world and is well known for its horticultural excellence and year-round displays.

For a family day out, the wide paths around Virginia Water Lake offer walks and easy cycling, with refreshments available in the Pavilion overlooking the lake.

Windsor also offers an extensive array of shops and restaurants, boat trips along the Thames, an arts centre and theatre. Attractions in the area include Ascot Racecourse, Guards Polo Club, a number of first-class golf courses, and further afield on the Bracknell side of the estate, the fun-filled Look Out Discovery Centre and Go Ape at Swinley Forest.

## Transport

There are two central train stations in Windsor, from where passengers can travel directly to Waterloo, or to Paddington via the Windsor to Slough shuttle. There are also good rail links to London Waterloo from nearby Egham and Virginia Water. Windsor is conveniently situated along the M4 corridor, giving a direct route into the capital and to Heathrow Airport, and easy access to the M25, M3 and M40.

## Education

There are a number of excellent schools in Windsor and the surrounding area. Please refer to the local council websites for state schools or [isc.co.uk](http://isc.co.uk) for independent schools in the area.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The deposit held against the inventory will be 5 weeks of the rental.