



36 Luff Close, Windsor, SL4 4NP  
£225,000

### 36 Luff Close, Windsor, SL4 4NP

Situated in a convenient location in Windsor, this well-presented one-bedroom ground floor maisonette offers an excellent opportunity for first-time buyers, investors or those looking to downsize. The property features a spacious reception room, providing a comfortable and welcoming living space, alongside a well-proportioned double bedroom and a modern bathroom.

To the front, the maisonette benefits from a private courtyard-style garden, offering an attractive outdoor area to relax and unwind, as well as the added convenience of useful external storage.

Ideally positioned close to a range of local amenities, including shops, well-regarded schools and excellent transport links, the property combines practicality with everyday convenience. Offering comfortable accommodation in a sought-after location, this delightful home is a fantastic opportunity not to be missed.



### Property Summary

Located in Luff Close, Windsor, this charming one-bedroom ground floor maisonette offers a comfortable and practical living space. The property features a well-sized reception room, ideal for both relaxing and entertaining, along with a cosy bedroom that provides a peaceful retreat. A conveniently positioned bathroom serves both residents and visitors.

A notable highlight is the front garden, designed as a courtyard space, which also benefits from two brick-built storage cupboards—perfect for keeping outdoor items neatly organised.

The property enjoys a convenient location close to local schools, shops, and excellent transport links, making everyday living easy and accessible.

Combining comfort with functionality, this maisonette is an excellent opportunity for first-time buyers or investors looking to expand their portfolio.

### General information

Lease: Approx 87 years remaining

Service charge: Approx £130 per annum including buildings insurance

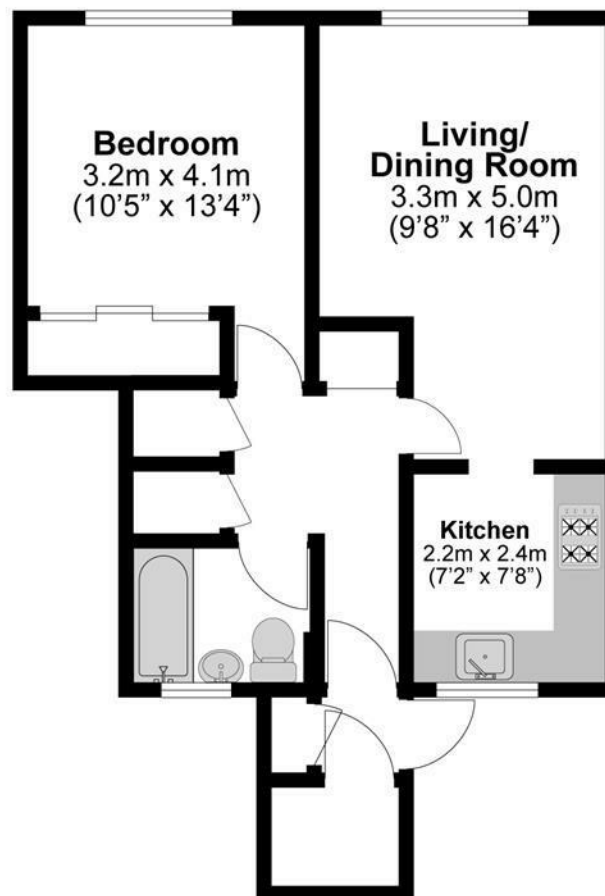
Council Tax band - B

### Legal note

\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*







**Illustrations are for identification purposes only,  
measurements are approximate, not to scale.**