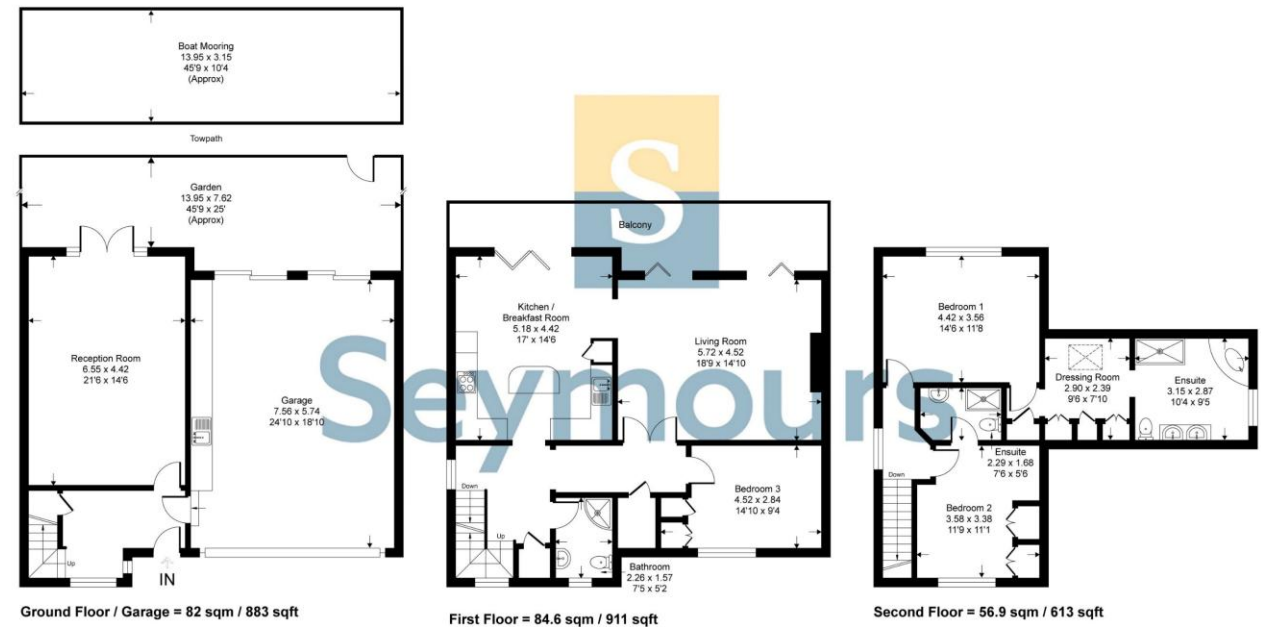


The Moorings

Approximate Gross Internal Area = 180.1 sq m / 1939 sq ft
Approximate Garage Internal Area = 43.4 sq m / 468 sq ft
Approximate Total Internal Area = 223.2 sq m / 2407 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Seymours



The Moorings
Old Windsor, Windsor, SL4 2SL
£975,000 Guide Price

Freehold
Service Charge - £1200 per annum

Staines office 9-11 High Street, Market Square, Staines-Upon-Thames, Surrey, TW18 4QY
01784 682828 / mark@seymours-staines.co.uk / seymours-estates.co.uk

To arrange a viewing please call our Staines office on 01784 682828

Property details

- 3 bedrooms
- 3 baths
- EPC Rating C
- 2454 sq. ft

The Moorings is a private road with just five detached riverside houses offering easy access to Windsor and Staines town centres. A rarely available detached home with stunning river views and private mooring. Offering versatile and spacious accommodation (almost 2,500 sq.ft.) over three floors, the property comprises three bedrooms, three bathrooms (two en suites), a large modern fitted kitchen with adjacent living room both with fabulous river views, large private balcony, an additional reception room on the ground floor, a double garage, private enclosed riverside gardens and 45' private moorings.

NB: There is a service charge for this property.



Council tax band: Tax band G
Local authority: Windsor And Maidenhead
Tenure: Freehold

Viewings
By appointment only
[01784 682828](tel:01784682828) / mark@seymours-staines.co.uk



INFORMATION FOR THE MOORINGS - PROVIDED BY THE VENDOR

The drive and moorings are communally owned by the The Moorings (Old Windsor) Residents Limited. The new owner will take over the directorship from the present owner by purchasing a £10 share in the company. The company is run by the residents only, no outside management company, we pay a firm of accountants to lodge the annual accounts at Companies House, but apart from that they are the only outside company. Everything else is decided by the 5 residents which includes gardening, maintenance and the annual contribution which at present is £1,200 per annum from each household. It is decided each year at the AGM and can go up or down depending on what needs to be done regarding maintenance. The AGM is held at one of the houses. There is a restrictive covenant in the deeds stipulating that there should be no parking on the drive, therefore parking is somewhat restricted, however for the last 40 years there has been a verbal agreement between all the residents that we allow parking outside each garage (as long as the drive is not blocked at all) and at the side of no. 1 to allow for extra parking. There has never been an issue as long as all residents are thoughtful of their neighbours.

The moorings are owned by the management company, but there is an easement attached to each of the deeds giving exclusive mooring rights to each individual house. Each one measures the frontage of the garden. The mooring rights always remain with the house. The house cannot be sold on and the mooring rights retained. The maintenance of the towpath is the responsibility of the RBWM highways/footpath department because there is a public right of way along the towpath. You are allowed to moor your own boat permanently and a guest boat on a temporary basis. The mooring cannot be rented out.

The house has flooded in the past, however flood defenses have been installed by the environment agency. You are able to get flood insurance and the cost is reasonable.