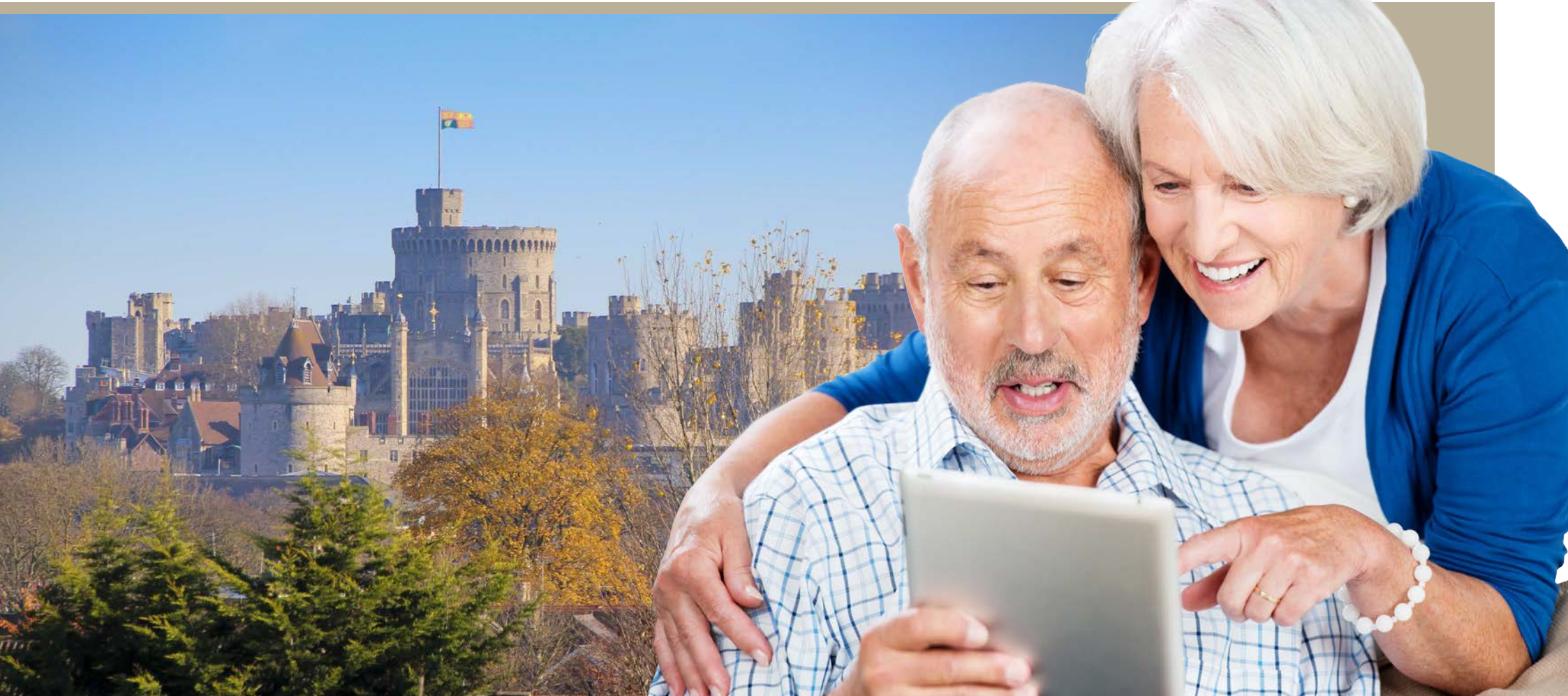


# Castle View Windsor



**Castle**  
Retirement Living

Windsor Living with Peace of Mind



*Independent lifestyle apartments for the over 55s*

# Castle View Windsor



## Castle View, Helston Lane, Windsor

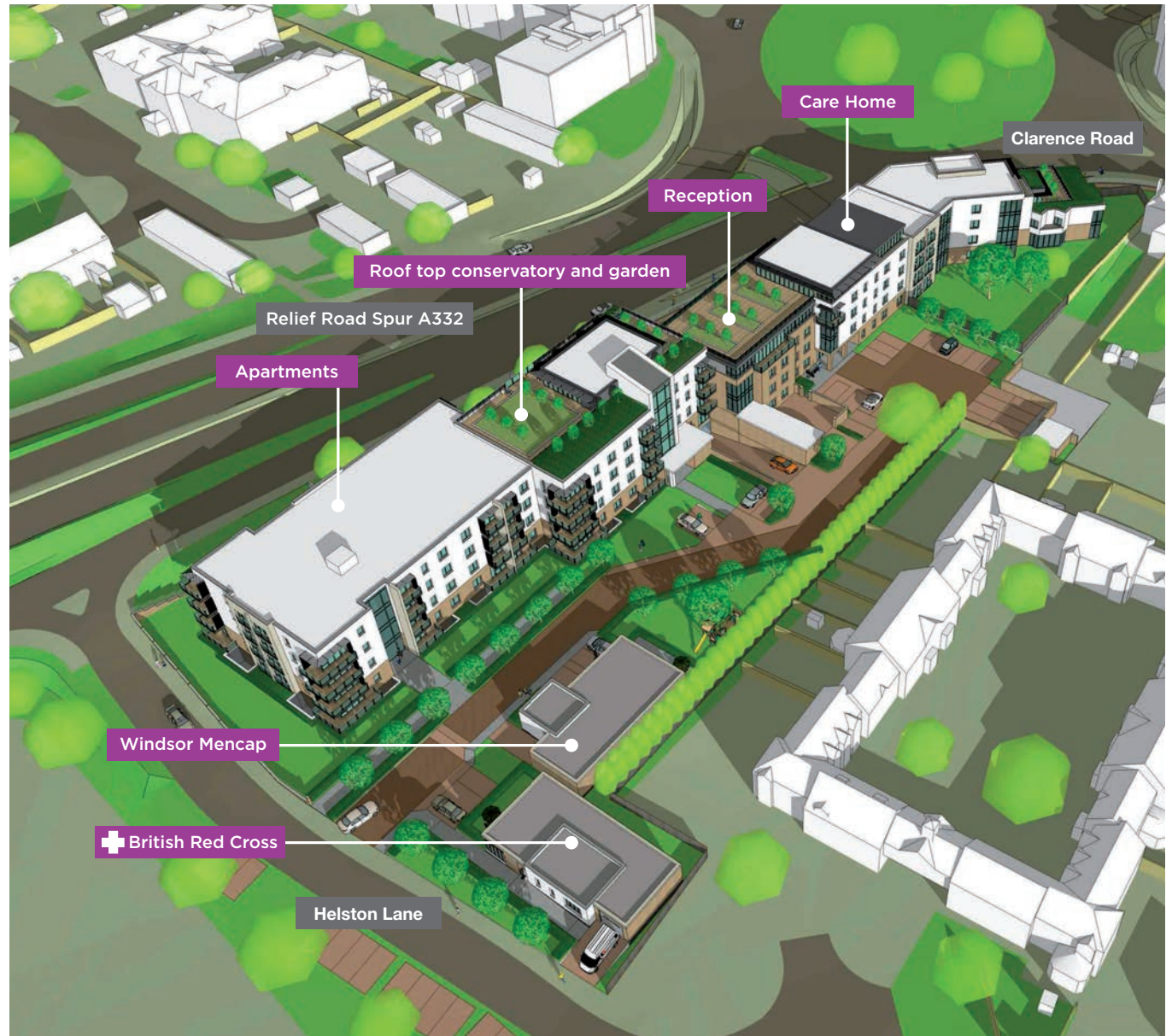
Castle View is a new development by Castle Retirement Living Ltd in the heart of Windsor's residential community. The 58 apartments for sale are contemporarily designed for people over 55 years old who wish to live independently. They are accompanied by great community facilities to ensure residents can have privacy when they wish, but can also enjoy the benefits of socialising with like minded people.

The project has evolved from the very best thinking from the UK and overseas senior living designs. The 1, 2 and 3 bedroom apartments will be of a high quality specification, most with balconies or outdoor space, and each is designed on a single level.

Residents will enjoy a lounge and a café in which coffee, tea and meals will be served, and events run periodically. This area, and the adjacent 24/7 reception, will be run by our in-house team who will ensure that all services and facilities are operated to a high standard. On the fourth floor is the residents' rooftop lounge, bar and garden with spectacular views over Windsor Castle and St. Leonards Hill. The roof top conservatory will be available to all residents and can be used to hold events or private functions.

A secure underground car park, with lifts to each floor, will ensure easy access to all the apartments and facilities.

# Windsor Living with Peace of Mind

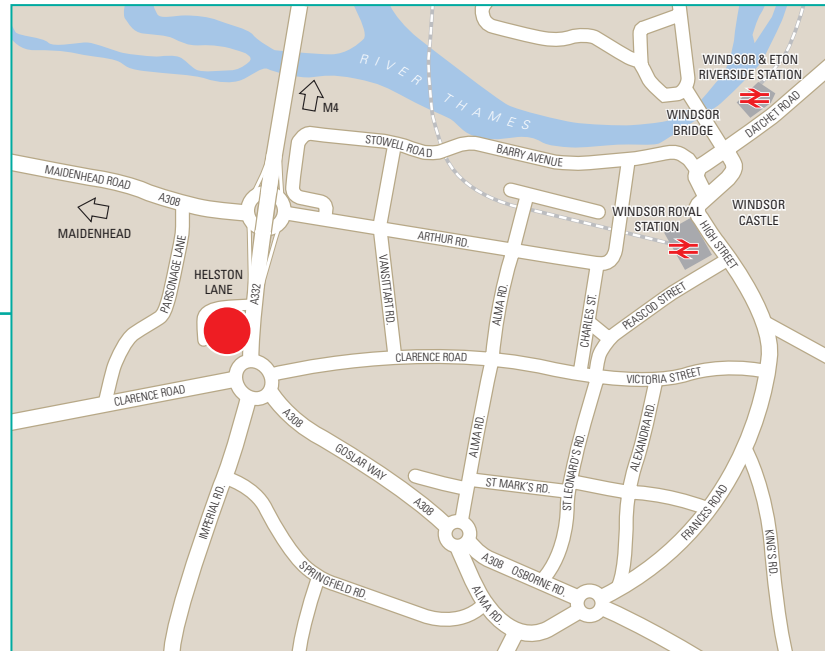


# Castle View Windsor



## Living in Windsor

Castle View is situated on Helston Lane, approximately a mile west of Windsor town centre. Windsor has excellent facilities ranging from the historic castle area, extensive shops and restaurants, the Theatre Royal and a comprehensive leisure centre. Extensive transport links provide easy access to London by rail and coach, and quick access to the motorway network with the M4 less than 2 miles away. Local buses provide easy access to the centre of Windsor and to the surrounding area.



Site Plan



# Castle View Windsor

## Apartment Choices

The apartments are arranged on ground, first, second and third floors, with each apartment being on a single level.

The 58 apartments have been designed to appeal to a range of residents and include:

**1 bedroom apartments** comprising 605 sq ft, including a living/dining area, kitchen, bedroom, bathroom and balcony

**2 bedroom apartments** comprising 851 sq ft, including a living/ dining area, kitchen, 2 bedrooms, 2 bathrooms and balcony

**3 bedroom apartments** comprising 1,115 sq ft, including a living/dining area, kitchen, 2 bedrooms, additional bedroom/study, 2 bathrooms and balcony

## Facilities

Each apartment has a private entrance and all floors are accessible by lift from the basement car park. There is a link from the adjoining care home at ground floor level.

At ground floor reception, there is a lounge/café and concierge. On the 4th floor, there are roof top gardens and a lounge/bar/ function area for events and entertaining, with stunning views of Windsor and the Castle.

There will be an on-site reception/security presence 24/7.

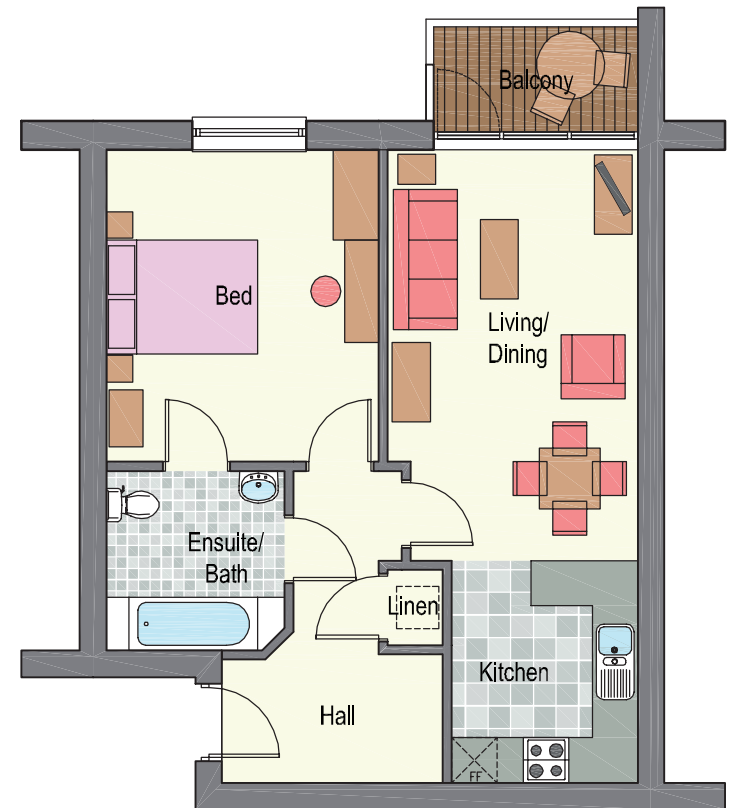
## Typical 3 Bed apartment



Typical 2 Bed apartment



Typical 1 Bed apartment



# Castle View Windsor

## FLOOR PLANS AND SCHEDULES OF ACCOMMODATION

### Ground

No	Type	Area m <sup>2</sup>	Area ft <sup>2</sup>
<b>Ground</b>			
G-01	2 Bed	86.23	928.2
G-02	2 Bed Plus	103.63	1115.5
G-03	1 Bed	56.17	604.6
G-04	2 Bed	79.11	851.6
G-05	2 Bed	87.48	941.7
G-06	2 Bed	79.11	851.6

No	Type	Area m <sup>2</sup>	Area ft <sup>2</sup>
<b>Ground</b>			
G-07	1 Bed	58.83	633.3
G-08	2 Bed	79.11	851.6
G-09	1 Bed	56.17	604.6
G-10	1 Bed	58.83	633.3
G-11	2 Bed	79.11	851.6



■ 2 Bed Plus apartment   
 ■ 2 Bed apartment   
 ■ 1 Bed apartment



## First

No	Type	Area m <sup>2</sup>	Area ft <sup>2</sup>
<b>First</b>			
1-12	2 Bed	86.23	928.2
1-13	2 Bed Plus	103.63	1115.5
1-14	1 Bed	56.17	604.6
1-15	2 Bed	79.11	851.6
1-16	2 Bed	87.48	941.7
1-17	2 Bed	79.11	851.6
1-18	2 Bed	78.57	845.7
1-19	2 Bed	78.57	845.7

No	Type	Area m <sup>2</sup>	Area ft <sup>2</sup>
<b>First</b>			
1-20	2 Bed	93.47	1006.1
1-21	2 Bed	75.55	813.2
1-22	1 Bed	63.44	682.9
1-23	1 Bed	58.83	633.3
1-24	2 Bed	79.11	851.6
1-25	1 Bed	56.17	604.6
1-26	1 Bed	58.83	633.3
1.27	2 Bed	79.11	851.6



■ 2 Bed Plus apartment   
 ■ 2 Bed apartment   
 ■ 1 Bed apartment

# Castle View Windsor

## FLOOR PLANS AND SCHEDULES OF ACCOMMODATION

### Second

No	Type	Area m <sup>2</sup>	Area ft <sup>2</sup>
<b>Second</b>			
2-28	2 Bed	86.24	928.3
2-29	2 Bed Plus	103.63	1115.5
2-30	1 Bed	56.17	604.6
2-31	2 Bed	79.11	851.6
2-32	2 Bed	87.48	941.7
2-33	2 Bed	79.11	851.6
2-34	2 Bed	78.57	845.7
2-35	2 Bed	78.57	845.7

No	Type	Area m <sup>2</sup>	Area ft <sup>2</sup>
<b>Second</b>			
2-36	2 Bed	93.47	1006.1
2-37	2 Bed	75.55	813.2
2-38	1 Bed	63.44	682.9
2-39	1 Bed	58.83	633.3
2-40	2 Bed	79.11	851.6
2-41	1 Bed	56.17	604.6
2-42	1 Bed	58.83	633.3
2-43	2 Bed	79.11	851.6



■ 2 Bed Plus apartment   
 ■ 2 Bed apartment   
 ■ 1 Bed apartment

## Third

No	Type	Area m <sup>2</sup>	Area ft <sup>2</sup>
<b>Third</b>			
3-44	2 Bed	86.23	928.2
3-45	2 Bed Plus	103.63	1115.5
3-46	1 Bed	56.17	604.6
3-47	2 Bed	79.11	851.6
3-48	2 Bed	87.48	941.7
3-49	2 Bed	79.11	851.6
3-50	2 Bed	78.57	845.7
3-51	2 Bed	78.57	845.7

No	Type	Area m <sup>2</sup>	Area ft <sup>2</sup>
<b>Third</b>			
3-52	2 Bed	80.75	869.2
3-53	1 Bed	64.19	691.0
3-54	1 Bed	63.44	682.9
3-55	1 Bed	58.83	633.3
3-56	2 Bed	79.11	851.6
3-57	1 Bed	56.17	604.6
3-58	1 Bed	58.83	633.3
3-59	2 Bed	79.11	851.6

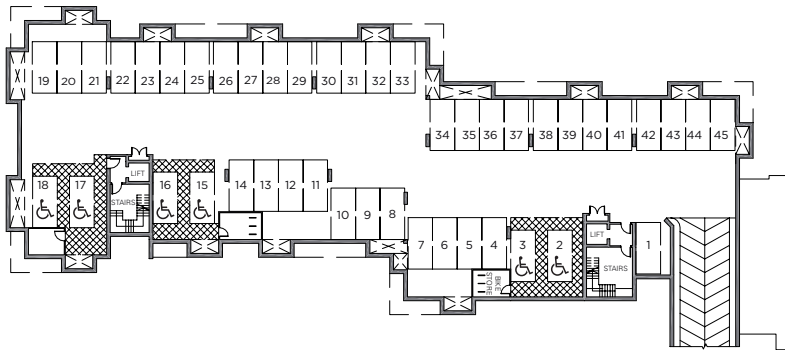
**TOTALS** 59 apartments 4439.85 47791.7



■ 2 Bed Plus apartment   
 ■ 2 Bed apartment   
 ■ 1 Bed apartment

# Castle View Windsor

## Basement Parking



## Quality Apartments

Every apartment at Castle View has been thoughtfully planned and specified to provide a beautiful, contemporary, convenient home. Gas fired central heating, a generous number of power points and a mechanical ventilation system are provided throughout. High quality fixtures and fittings have been selected and include:

### Kitchens

- Ergonomically designed kitchens
- High-quality fitted units and work surfaces
- Stainless steel wall mounted oven and microwave
- Dishwasher
- Fridge and freezer
- Ceramic hob
- Washing machine
- Under wall unit and plinth lights
- Extractor hood

### Bathrooms

- Stylish bath, basin and WC
- Walk-in shower with full-height tiling
- Wall hung mirror fronted vanity unit
- Shaver points

### Living Area

- Telephone and Sky TV sockets

### Bedrooms

- Built-in wardrobes
- Sky socket

### Internal finish

- Smooth, white ceilings throughout
- Rooms painted to a high standard
- Oak effect interior doors

### Security

- Audio entry system
- Outside lights in all communal areas
- 24-hour emergency call system to on-site team



# Castle View Windsor



## Living at Castle View

Castle View has been designed specifically for people over 55 years old who may wish to live independently in a beautiful home meeting their future needs, with the knowledge that a little help and support is available should it be needed.

Residents have the comfort of knowing that the fabric of the building and all the communal facilities will be maintained centrally to the highest standards, allowing them to enjoy their life to the full.

Assisted living packages will be available for people who need a little extra help in maintaining an independent lifestyle. There will be a range of services available including meals, housekeeping, laundry and domiciliary assistance. These will be tailored to the needs of individuals, to ensure that high-quality support is provided.

In addition, a new care home, run by the leading operator Care UK, will be built adjacent to the Castle View apartments.





## Buying an apartment

The first apartments will be released for sale in June 2014 and the first residents will be able to move in during late summer 2016. Prices for a 1 bedroom apartment start from £299,000.

Apartments will be sold on a long leasehold basis, which ensures that the building and central facilities will be professionally maintained, and all services provided will be of a high quality. Residents will pay an annual service charge which covers the running cost of the building and communal facilities and the cost of maintenance. This means that apartment owners will only be responsible for their periodic internal decoration costs and usual bills such as council tax and power. The service charge will also include a sinking fund to accrue for major expenditure.



### Reservations

The first apartments will be released for sale in June 2014 and can be reserved on payment of a £2,500 deposit.

### Further Information

Local estate agents Savills and Horler and Associates are handling reservation enquiries and can provide further information on the apartments. Please call:



**Lorraine Williamson**  
**01753 834 600**



**Richard Horler**  
**01753 621 234**



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