



RACECOURSE  
MARINA & LODGES

# LIMITED INVESTMENT OPPORTUNITY WINDSOR (LONDON)



At Windsor (London) Racecourse Marina & Lodge Park, purchasing a lodge not only offers you a chance to invest in a destination in demand, but also the opportunity to own over 1000sq ft of prestigious property overlooking the famous Windsor Racecourse and 5 Gold Anchor Marina.

With a waterfront restaurant and bar as part of the marina, alongside our beautifully designed and elegantly appointed lodges achieving high value rentals come as standard.

[WWW.RACECOURSEMARINA.COM](http://WWW.RACECOURSEMARINA.COM)



# PROFIT FROM YOUR LIFESTYLE WITH A LUXURY LODGE

## EXCLUSIVE INVESTMENT OPPORTUNITY

### HIGH YIELD RETURNS

- Occupancy levels achieving 65%+
- Average income per month in excess of £5,000
- Nightly rates between £150 & £400
- 12%+ Annual returns achievable before running costs.
- High profile events attracting large crowds all year round.

### UNIQUE GATED DEVELOPMENT

- Fully managed letting scheme available
- Windsor Castle, Eton College, Legoland, Heathrow Airport, Twickenham Stadium and central London all within easy reach
- Private secure parking
- Direct supply of metered services (Electric, Gas & Water)

## BENEFITS



## LUXURY LODGES AVAILABLE FROM £495,000

TYPICAL LODGE - 2 BED, 2 BATH



TYPICAL ANNUAL COSTS	2025
ANNUAL RENT	£3,775.47 + VAT
SERVICE CHARGE	£961.68 + VAT
COUNCIL TAX	£2,043
TYPICAL VARIABLE COSTS	
ELECTRICITY & GAS	£1,704
WATER	£408
	£8,892.15 + VAT

## TALK TO US ABOUT OUR



Luxury Lodges



Award Winning Marina



GoGo's Waterfront Restaurant

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