



A very well presented, light and spacious, first-floor, retirement apartment with delightful views over town. The property benefits from a refitted kitchen and shower room, new carpets throughout, a spacious living room and a good-sized bedroom. It has no chain and is available to the over 60s.

Ideally situated within walking distance of Maidenhead town centre and Crossrail on a pretty tree-lined road.

This property is warden-assisted and benefits from a lovely residents lounge and communal gardens as well as communal laundry facilities. There is also a lift and parking.



Property Information

-  NO ONWARD CHAIN
-  RECENTLY REFITTED KITCHEN & BATHROOM
-  NEW CARPETS
-  WALKING DISTANCE OF MAIDENHEAD TOWN & CROSSRAIL
-  ONE BEDROOM
-  OVER 60S RETIREMENT APARTMENT
-  SHOWER ROOM
-  24 HOUR EMERGENCY CALL SYSTEM
-  COMMUNAL GARDENS AND PARKING

					
x1	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Location

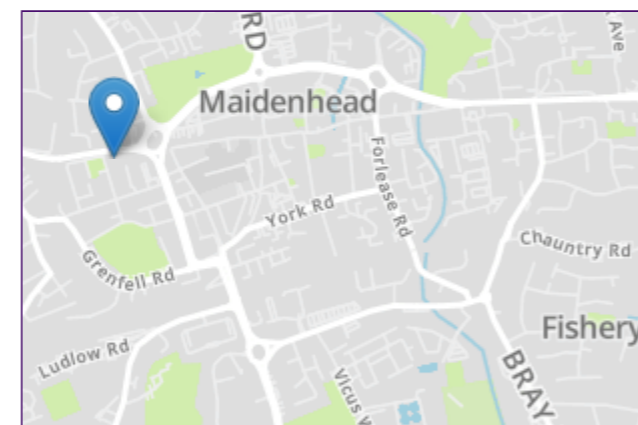
This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.4 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London.

Sport And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
<small>EU Directive 2002/91/EC</small>		