



Browns Court is a quiet development situated within a popular residential area in Cippenham Village. Located within easy walking distance to Burnham train station (Elizabeth Line) and all local amenities. This is the perfect purchase for first time buyers looking to commute via public transport or car with M4 junction 7 just a short distance from your front door.



The apartment itself consists of spacious rooms throughout. A large double bedroom, NEWLY FITTED bathroom, 17 FT lounge and separate kitchen all on offer. The current owner has done a fantastic job renovating the property since moving in and as a result this property is ready for the next owner to move straight into. The apartment comes with the added bonus of an allocated parking bay and a lease over 100 years.

This ideal first time purchase also has GAS CENTRAL HEATING and double glazed windows on offer. Offered to the market with NO ONWARD CHAIN providing extra security for your purchase.



## Property Information

-  100+ YEAR LEASE
-  GAS CENTRAL HEATING
-  0.6 MILES TO BURNHAM STATION
-  ONE BEDROOM APARTMENT
-  ALLOCATED PARKING BAY
-  17 FT LOUNGE
-  BRAND NEW BATHROOM

					
<b>x1</b>	<b>x1</b>	<b>x1</b>	<b>x1</b>	<b>N</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Transport Links

Nearest stations:  
 Burnham (0.6 miles)  
 Slough (2.5 miles)  
 Taplow (2.1 miles)

All of these stations are on the Elizabeth Line.

The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 6 & 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham (Queen Elizabeth Line) offering services to Central London and from Beaconsfield there is a service to Marylebone.

### Lease Information

We understand from the vendor that the property is held on a lease with 101 years remaining with a ground rent of £150 per annum.

### Leisure

The property is close to Burnham High Street, Asda Superstore and Tesco Superstore plus a variety of restaurants located within the Bishops Centre. The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames is within easy reach, being about three miles away.

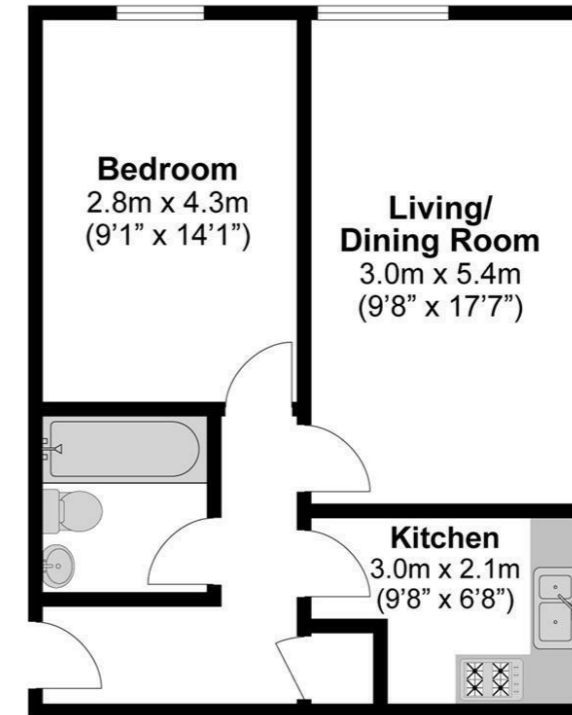
### Council Tax

Band B

## Floor Plan

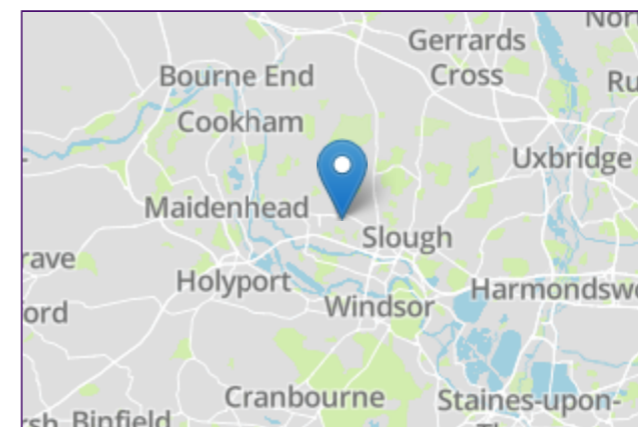


**Total Approximate Floor Area**  
 559 Square feet  
 52 Square metres



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

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.



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