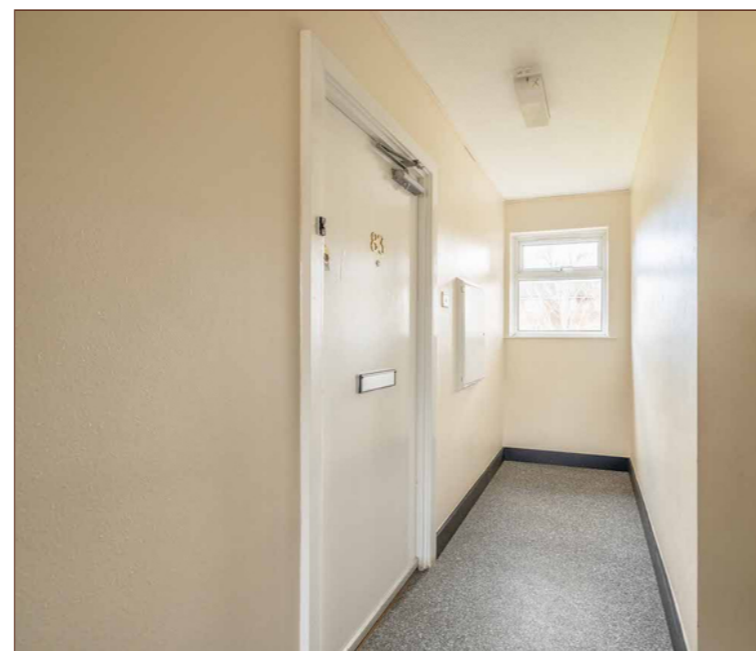




This spacious one bedroom first-floor flat, set within a well-maintained building, boasts a large living room which offers the versatility for both dining and lounging, as well as a large double bedroom with ample storage and wardrobe space. You can also find a 14ft fitted kitchen with generous countertop space, and a sleek and bright three piece bathroom. It is ideally located for easy access to shops, cafes and other local village amenities, as well as excellent transportation links, with the property being only a short walk from Datchet train station which provides direct links to London Waterloo and Windsor, as well as major road networks including the M4, M25 and Heathrow Airport. This property would make an ideal purchase for a first time buyer or someone looking for an investment.



Property Information

-  ONE BEDROOM FIRST FLOOR FLAT
-  POPULAR LOCATION
-  COUNCIL TAX BAND - C
-  IDEAL FIRST HOME OR INVESTMENT BUY
-  £10 GROUND RENT
-  LARGE LIVING ROOM
-  DOUBLE BEDROOM
-  88 YEARS LEFT ON LEASE
-  SHORT WALK TO DATCHET GREEN/TRAIN STATION (WATERLOO LINE)
-  EPC- TBC

					
x1	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

New Road is ideally located in the picturesque Thameside village of Datchet, close to a range of shopping facilities for day-to-day needs, whilst further amenities may be found nearby in Windsor and Slough. Educational facilities in the area both state and private are excellent. Sporting facilities in the area include golf at Datchet, The Royal Berkshire, horse riding in Windsor Great Park, horse racing at Windsor and Ascot, boating on some stretches of the River Thames.

Schools

- Primary Schools:
- Datchet St Mary's CofE Primary School
0.6 miles away State school
 - Castleview Primary School
1.1 miles away State school
 - Eton End School Trust (Datchet) Limited
1.1 miles away Independent school
 - Holy Family Catholic Primary School

- 1.2 miles away State school
- Foxborough Primary School
1.4 miles away State school
- Secondary Schools:
- Churchmead Church of England (VA) School
0.7 miles away State school

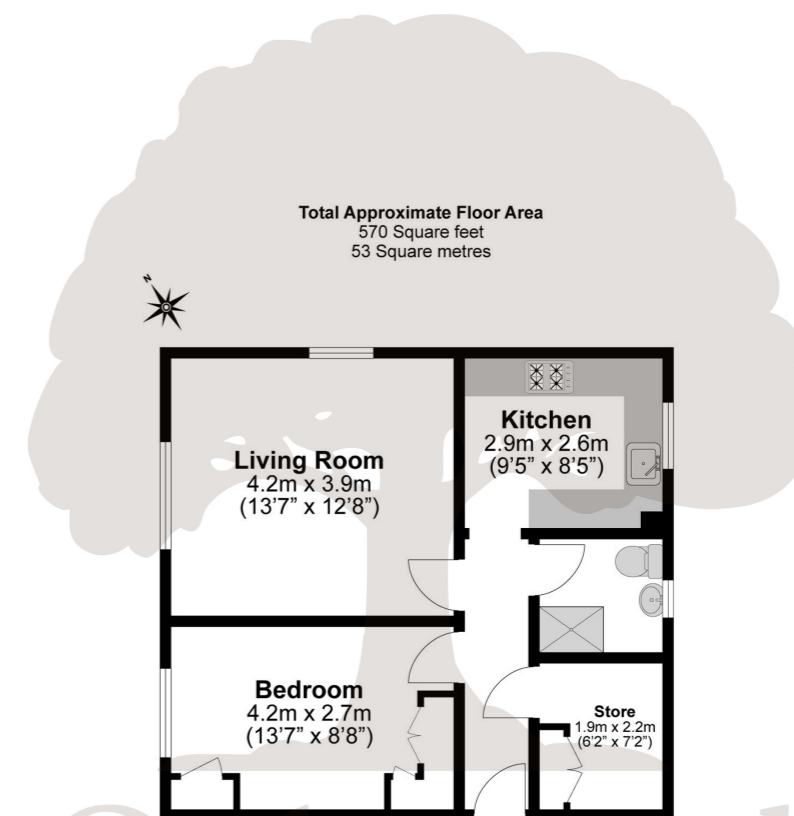
Transport Links

- Nearest stations:
- Datchet (0.6 mi)
 - Sunnymeads (0.9 mi)
 - Windsor & Eton Riverside (1.8 mi)
- The M4 (J5) which is about a mile away, provides access to Heathrow, London, the West Country and the M25.

Council Tax

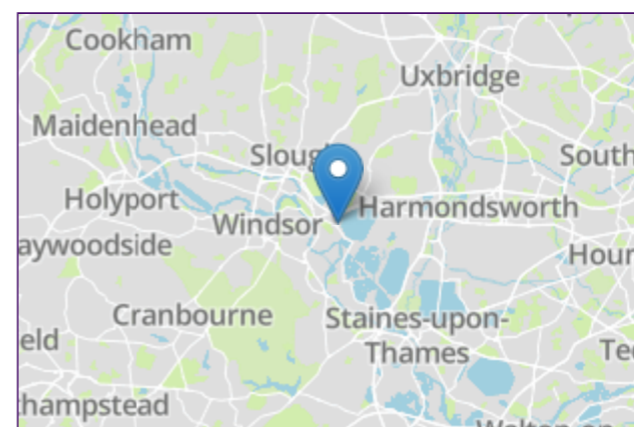
Band C

Floor Plan



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+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			