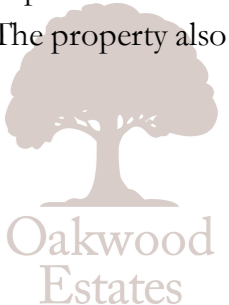




Berry Hill Court is a unique private development which offers complete privacy and access to stunning communal grounds. The development is immersed by fields and wooded areas and it exudes a truly luxurious lifestyle. The individual apartments in the beautiful development are rarely available and this home is an opportunity to move into a highly sought after development. As well as experiencing the benefits of the lovely surroundings the area is further improved by fantastic transport links such as Taplow station (Elizabeth Line) which is only 0.6 miles away.



Upon making your way through the communal grounds to the entrance of the development you will find the secure entrance, this allows access into the very well maintained communal areas and to your private front door on the first floor. The apartment itself is considerably larger than average and measures just under 1000 sq ft. An entrance hall with built in storage first welcomes you into the home and provides access into your family lounge. The recently refurbished kitchen is fully integrated and spacious throughout. The property also includes two double bedrooms with an en suite to one and a further family bathroom. The apartment has been very well maintained throughout and is ready for the next owners to move straight in. The property also comes with a garage and ample residents parking.



Property Information

-  EXCLUSIVE PRIVATE DEVELOPMENT
-  PRIVATE GARAGE
-  EXCELLENT CONDITION THROUGHOUT
-  SITUATED WITHIN STUNNING COMMUNAL GROUNDS
-  TWO DOUBLE BEDROOMS
-  SURROUNDED BY INCREDIBLE COUNTRYSIDE VIEWS
-  AMPLE RESIDENTS PARKING
-  TWO BATHROOMS
-  TAPLOW STATION (ELIZABETH LINE) 0.6 MILES AWAY

					
x2	x1	x2	x1	N	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

Nearest stations:
 Taplow (0.6 miles)
 Burnham (2.2 miles)
 Maidenhead (1.7 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 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 Taplow (Queen Elizabeth Line) offering services to Central London and from Beaconsfield there is a service to Marylebone.

Location

The property is located in a semi-rural position to the north of Taplow, close to the River Thames and the amenities of Maidenhead. Within a short drive there are restaurants, but not only that, within walking distance there's an award-winning country dining pub and large supermarkets including a Sainsbury's and a Tesco Superstore. With excellent connections into London and beyond, the village is ideal for London airports; road links are easily accessible via the A404(M) and M4 motorway. Taplow is in a great location for families, with an extensive range of schools for children of all ages in the vicinity. TRAIN SERVICES: Regular Crossrail services running from both Taplow (0.8 miles) and Maidenhead (2.9 miles) travel to Reading (15 minutes) and into Central London (Queen Elizabeth Line).

Development

Approached via a long driveway through impressive grounds, Berry Hill Court is an elegant unique development which houses a number of luxurious apartments. The apartment provides incredible views of the grounds, which

are mainly laid to lawn with wooded areas sheltering the property from the road, and providing a sense of seclusion and exclusivity. The property benefits from its own garage, with further shared driveway parking available for residents.

Schools

SCHOOLS

St Nicholas CofE School - 0.4 Miles
 State School

Oldfield Primary School - 1.0 Miles
 State School

Lent Rise School - 1.1 Miles
 State School

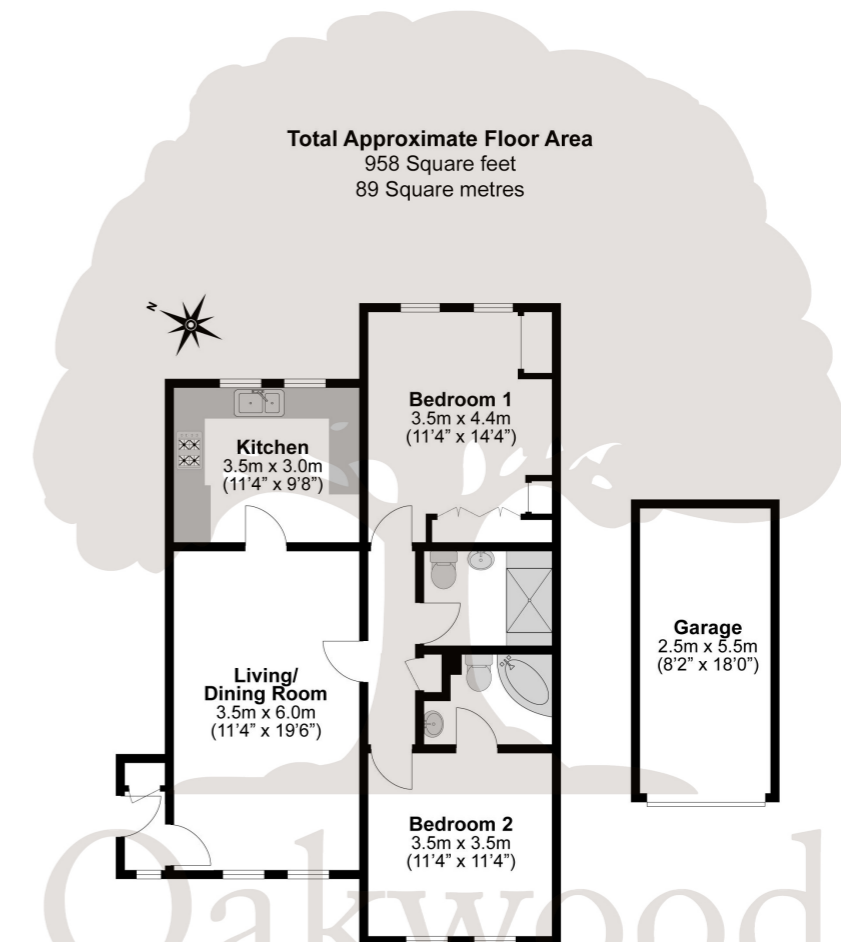
St Mary's Catholic Primary School - 1.5 Miles
 State School

Desborough College - 1.5 Miles
 State School

Council Tax

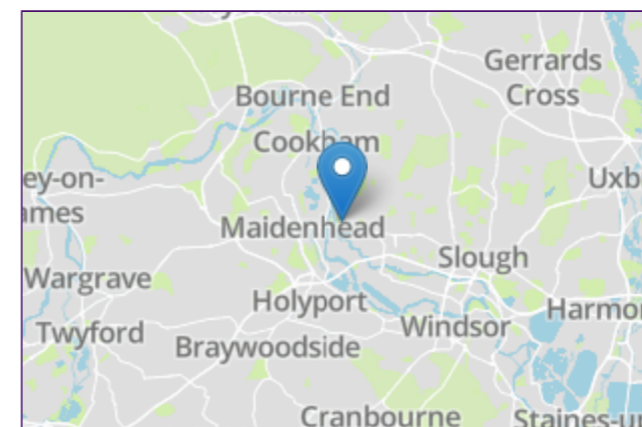
Band E

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		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	