



A well presented two double bedroom first floor flat located in an enviable position just a stones throw from Maidenhead Crossrail station (Elizabeth line) and within walking distance of Maidenhead town centre.

The accommodation comprises: entrance hall, living room with access to the balcony area, modern fitted kitchen, two double bedrooms and a modern bathroom.

Externally there is ample parking for residents and visitors and lovely communal gardens.


Added benefits include a single garage and a long lease in excess of 940 years.


There is no chain allowing the possibility of a quick sale.




Property Information

-  TWO DOUBLE BEDROOMS
-  GARAGE
-  CLOSE TO MAIDENHEAD RIVERSIDE
-  WALKING DISTANCE FROM CROSSRAIL (ELIZABETH LINE) AND TOWN CENTRE
-  NO CHAIN
-  LONG LEASE OF 940 YEARS
-  SOUGHT AFTER LOCATION


x2
Bedrooms


x1
Reception Rooms


x1
Bathrooms


x1
Parking Spaces


Y
Garden


Y
Garage

Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1.5 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the new Crossrail Trainline and redevelopment of the town centre. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Schools 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. There are also a number of good and outstanding schools close by including St Lukes Primary School

Lease Information

Service Charge: £1,445
Ground Rent: £15
Lease: 940 years remaining on the lease

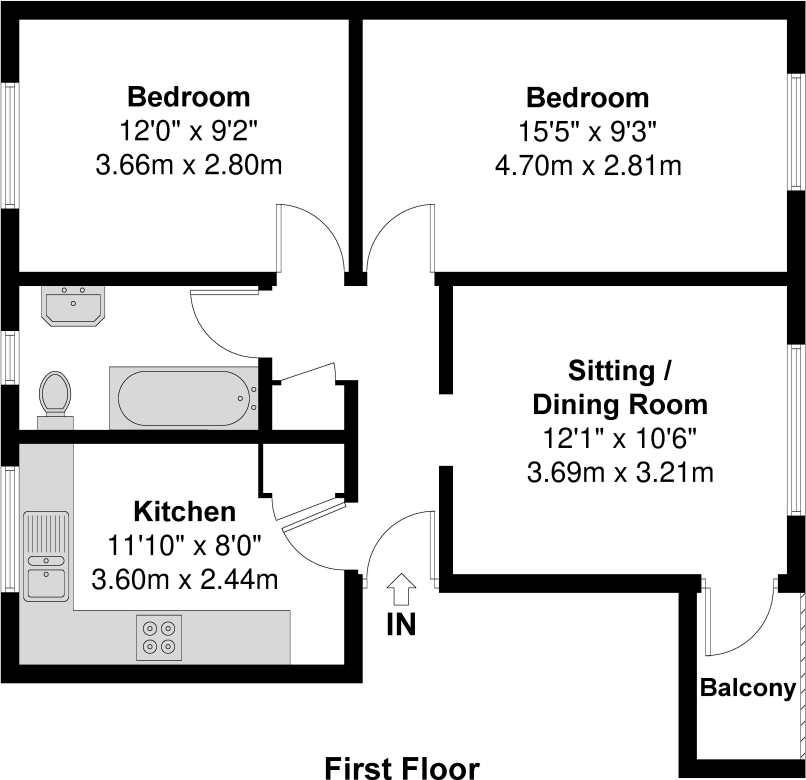
Council Tax

Band C

Floor Plan



Prince Andrew Close
Approximate Floor Area = 55.88 Square meters / 601.49 Square feet



First Floor

Illustration 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 | 74 | 78 |
| (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 | | |