



An ideally situated ground floor two bedroom apartment just a short walk from Maidenhead town centre and Crossrail station. Featuring a well appointed kitchen with built in storage and a light and bright reception room with space for dining and entertaining and direct access onto a private sunny patio. The main bedroom is an excellent size and includes built in storage, there is a further double bedroom and a contemporary bathroom

Further benefits include secure access to the communal area, a garage and plentiful residents parking

Croxley Rise is situated in a popular residential location close to many local amenities and we feel this well presented ground floor apartment would make the perfect first time buy



# Property Information

-  EXCELLENT CONDITION THROUGHOUT
-  GARAGE
-  RESIDENTS PARKING
-  GROUND FLOOR
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION (CROSSRAIL)
-  TWO DOUBLE BEDROOMS

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2   | x1  | x1  | x1  | N   | N   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

### Lease Information

- There are 139 years remaining on the lease
- Maintenance charge is £134 per calendar month

### Location

The property is ideally located for the commuter, being just a 10 minute walk from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants. The property also enjoys a good range of local shopping including a Sainsburys Local and pharmacy just a short walk away

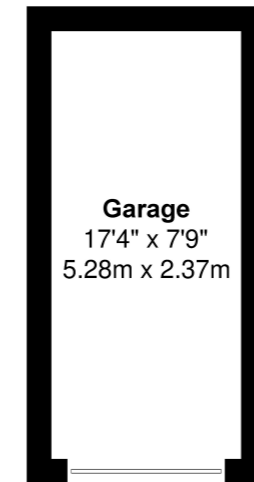
### Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, including Boyn Hill Primary and Newlands Girls School. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

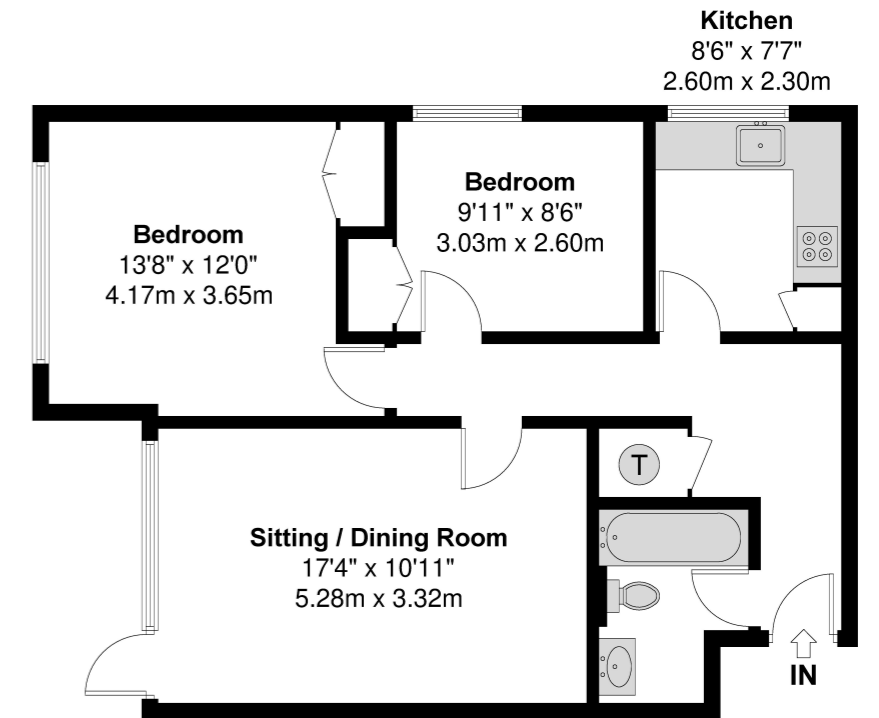
# Floor Plan



**Croxley Rise**  
 Approximate Floor Area = 64.04 Square meters / 689.32 Square feet  
 Garage Area = 12.45 Square meters / 134.01 Square feet  
 Total Area = 76.49 Square meters / 823.33 Square feet



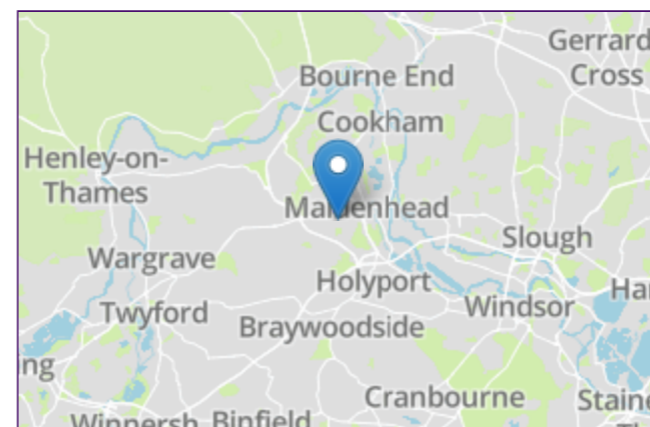
(Not Shown In Actual Location / Orientation)



**Ground 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 |  |           |
| (55-68)                                     | D | 64                                     | 75        |
| (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> |           |