



OVER 1300 SQ FT!! A superbly located turn key two DOUBLE bedroom property just 0.3 miles from Maidenhead Crossrail Station, with no onward chain complications and secure residents parking

Secure gated access leads to this top floor apartment which benefits from extraordinarily high ceilings providing a wonderful sense of light and space. The spacious reception room offers ample space for relaxing and entertaining, whilst the well appointed, open plan kitchen with built in appliances and granite worktops includes a dedicated dining area. Large sliding doors lead onto the incredibly private terrace which has ample space for entertaining. The well sized principal bedroom also has it's own private balcony which enjoys views over to Kidwells Park and there is a contemporary en suite bathroom along with built in wardrobes. The second double bedroom again has built in wardrobes and there is a well appointed family bathroom

Further benefits include a long lease of 133 years, allocated secure parking, two secure cycle stores, electric central heating with mains fed smoke detectors.

Situated in the centre of Maidenhead town centre and in excellent condition we feel the property would make a wonderful home for a first time buyer or as an investment opportunity

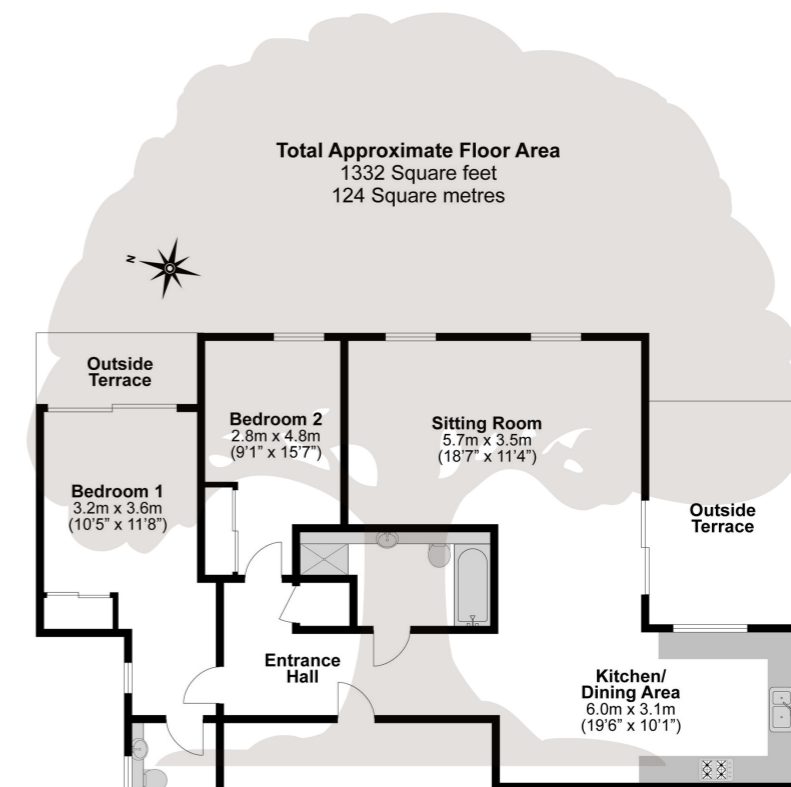


Property Information

-  NO CHAIN
-  LIFT ACCESS
-  OPEN - PLAN LIVING ROOM / KITCHEN / DINING AREA
-  CLOSE TO SCHOOLS AND LOCAL AMENITIES
-  ALLOCATED PARKING
-  LONG LEASE
-  TOWN CENTRE LOCATION
-  GATED AND SECURE DEVELOPMENT
-  AMPLE STORAGE

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

Floor Plan



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

Oakwood Estates

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.

External

Externally there is secure gated parking and cycle store

Schools And Leisure

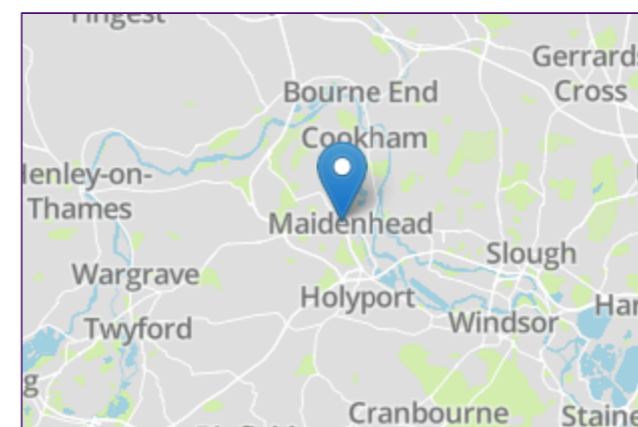
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National 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 Highfield Girls School

Location

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.3 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. 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.

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(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	