



Church Place is located on the door step of the charming Burnham Village High Street. The High Street provides access to all your local amenities as well as a fantastic selection of cafe's and restaurants. Further benefitting the area is access to excellent local schools such as St Peter's School and Burnham Grammar School, which are only a short walk away.

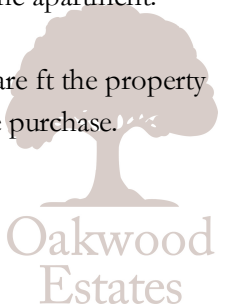
This stunning apartment is less than 10 years old and still provides that lovely "new build" feeling throughout. The property is offered in immaculate condition and is ready for the next owners to move straight in.

Internally the accommodation is spread across two floors. The lower floor comprises of a huge 32 ft open plan living/dining and kitchen area. The integrated modern kitchen is particularly impressive. Large patio doors allow for the entire ground floor to be flooded with natural light and also provides access onto the private balcony. A downstairs WC completes this floor.

Upstairs is home to TWO huge double bedrooms, the master bedroom measures an impressive 19 ft and has access to a separate dressing room which is accessible off the master bedroom. Bedroom two is a large double bedroom with wall length integrated wardrobes. Both bedrooms have en suite bathrooms, the bathroom in bedroom two also has a steam room.

There is allocated parking provided which can be found in a private gated car park directly next to the apartment.

This amazing property is the epitome of modern living and requires no work at all. With over 1100 square ft the property measures considerably larger than your average apartment in the area and is the perfect first time purchase.



Property Information

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32 FT OPEN PLAN LOUNGE AREA
- 

TWO DOUBLE BEDROOMS
- 

LESS THAN 10 YEARS OLD
- 

SPLIT LEVEL APARTMENT
- 

SEPARATE DRESSING ROOM OFF THE MASTER BEDROOM
- 

PRIVATE BALCONY
- 

119 YEAR LEASE
- 

19FT MASTER BEDROOM
- 

TWO EN SUITE BATHROOMS
- 

CLOSE TO BURNHAM VILLAGE HIGH STREET
- 

DOWNSTAIRS WC
- 

IMMACULATE CONDITION THROUGHOUT
- 

OVER 1100 SQ FT

					
x2	x1	x3	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Information

From information provided to us by the current owner we believe the current lease information to be as below:

- Current remaining lease length - 119 Years
- Current annual service charge - £965 per annum
- Current annual ground rent - £300 per annum

Transport Links

Nearest stations:
Burnham (1.0 mi)
Taplow (1.6 mi)
Maidenhead (3.0 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) 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 Burnham, offering services to Paddington as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

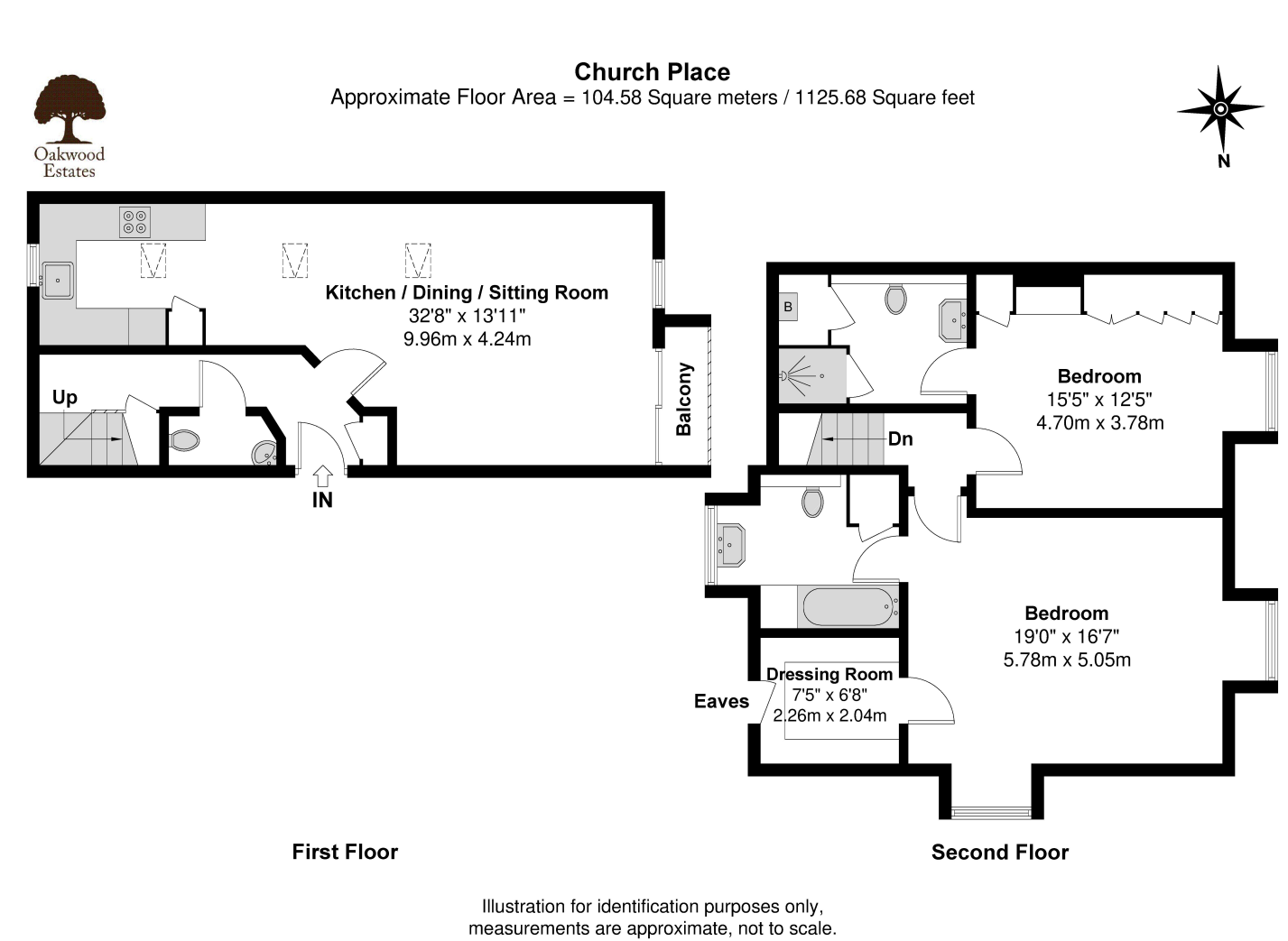
Location

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) 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 Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

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Floor Plan



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	83	83
(69-80) C		
(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	

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