



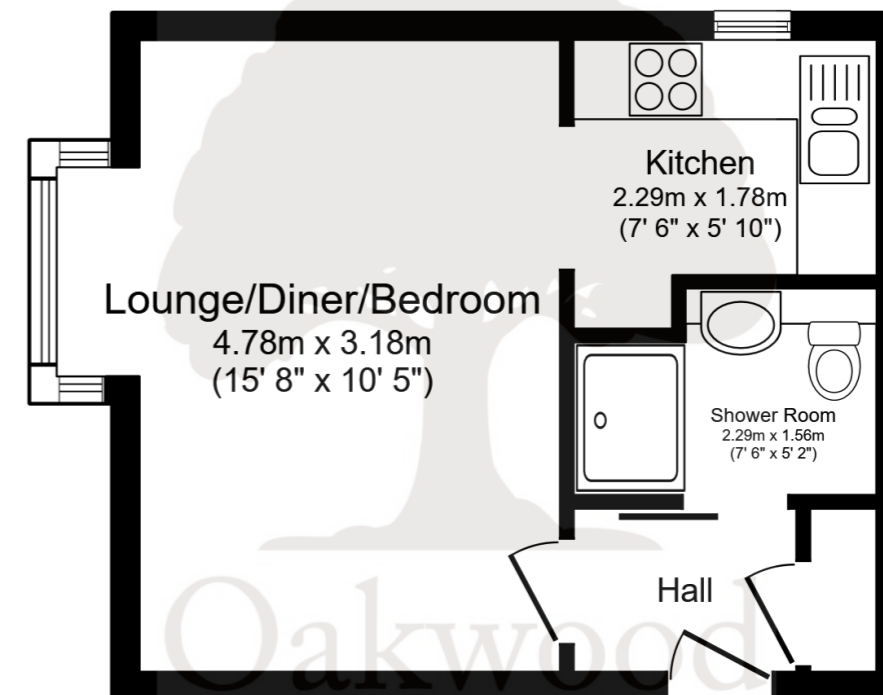
Fantastic opportunity to purchase your first home in the highly sought after Maypole Road. This perfect first time buy is ideal for commuters. Taplow train station (Elizabeth Line), M4 junction 7 are both just a stones throw away. This delightful studio is spacious and bright throughout with a modern décor. At the front of the property you will find a fully tiled bathroom with a shower, sink and W.C. The main room offers a great space for living and sleeping and leads to a modern and bright kitchen. This property also offers allocated parking



Property Information

-  GROUND FLOOR
-  EXCELLENT CONDITION THROUGHOUT
-  86 YEARS LEASE
-  0.6 MILES TO TAPLOW STATION (CROSSRAIL)
-  IDEAL FIRST TIME BUY
-  ALLOCATED PARKING

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



Floor Plan
Floor area 27.6 m² (297 sq.ft.)

TOTAL: 27.6 m² (297 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Lease Details

From information provided to us by the vendor we understand the lease details to be as below:

Current remaining lease length - 86 Years Remaining

Current yearly service charge - £3048

Current yearly ground rent - £0

Transport Links

NEAREST STATIONS:

Taplow (0.5 miles)

Burnham (1.2 miles)

Maidenhead (2.2 miles)

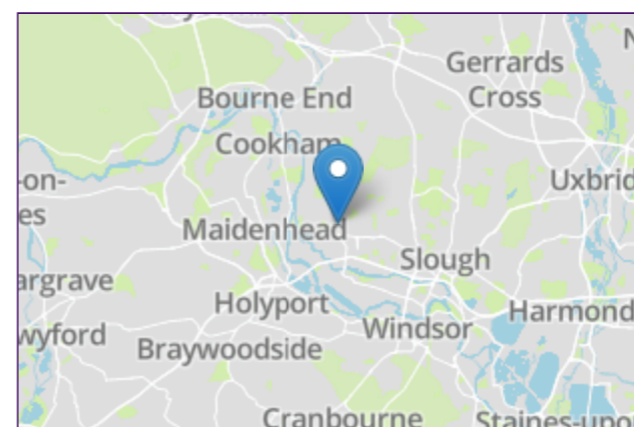
The M4 (jct 7) is approximately 2 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. Direct train links in to London Waterloo are available from Windsor & Eton Riverside station.

Location

Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. This property is located less than 10 minutes walk to Taplow Station.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames and Jubilee River at Maidenhead are picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south. There are several good golf courses within a close proximity.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			