

A spacious and well presented two bedroom apartment in the ever popular Boulders Meadow development just a short walk from Maidenhead Town Centre and Crossrail station. The property features a main bedroom with a large en suite and built in storage, a second spacious double bedroom, a well appointed family bathroom, a storage cupboard and a sunny balcony. The light and bright living space features a kitchen with built in appliances and ample space for dining and entertaining

Further benefits include allocated parking, lift access and well maintained communal gardens

Due to the condition and location of this superb apartment we feel it would make an ideal first time purchase or investment

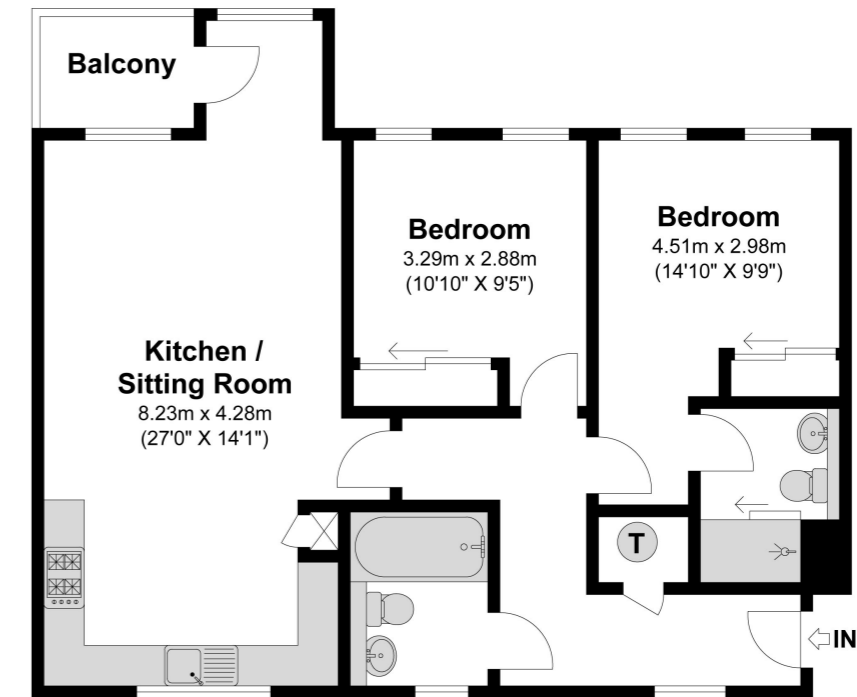


-  NO CHAIN
-  ALLOCATED PAVING SPACE
-  TWO BATHROOMS (1 EN-SUITE)
-  WALKING DISTANCE TO MAIDENHEAD TRAIN STATION (CROSSRAIL)
-  BALCONY
-  TWO DOUBLE BEDROOMS
-  CLOSE TO THE RIVERSIDE
-  EPC RATING B

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



**Willow Court**  
Approximate Floor Area 731.30 Square feet 67.94 Square metres



**Second Floor**

**Illustrations are 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.

**External**

Externally, the property benefits from allocated parking and access to the well maintained communal gardens

**Location**

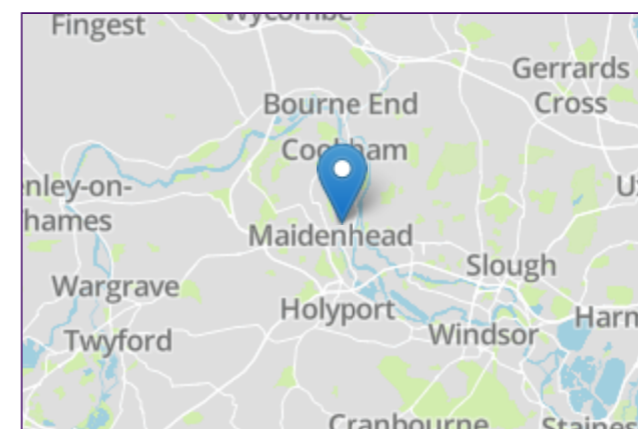
This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also forms part of the Crossrail network and is served by the Elizabeth Line which offers direct links to 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.

**Sport 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

**Council Tax**

Band D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	