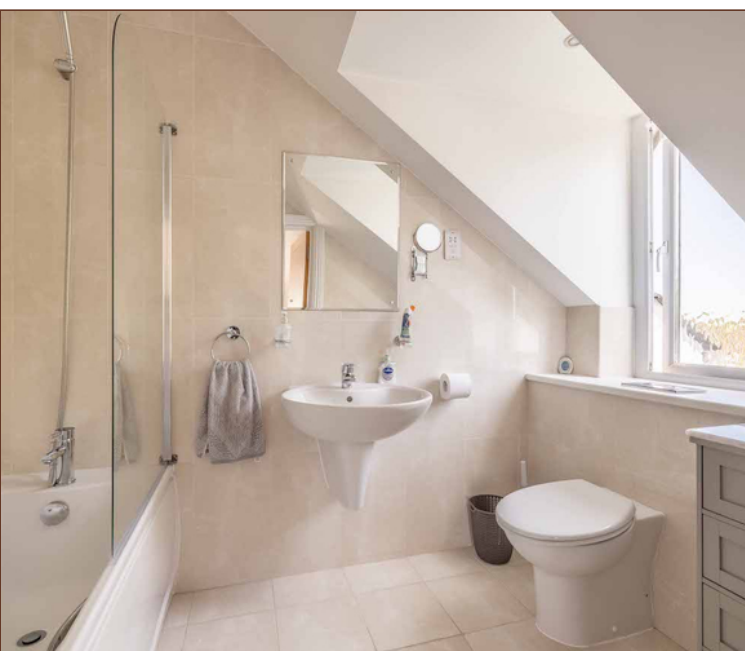
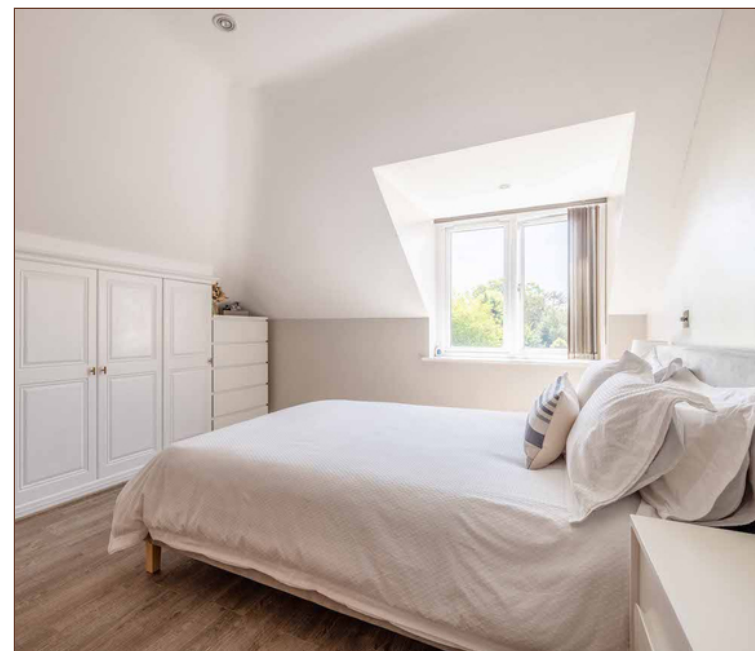
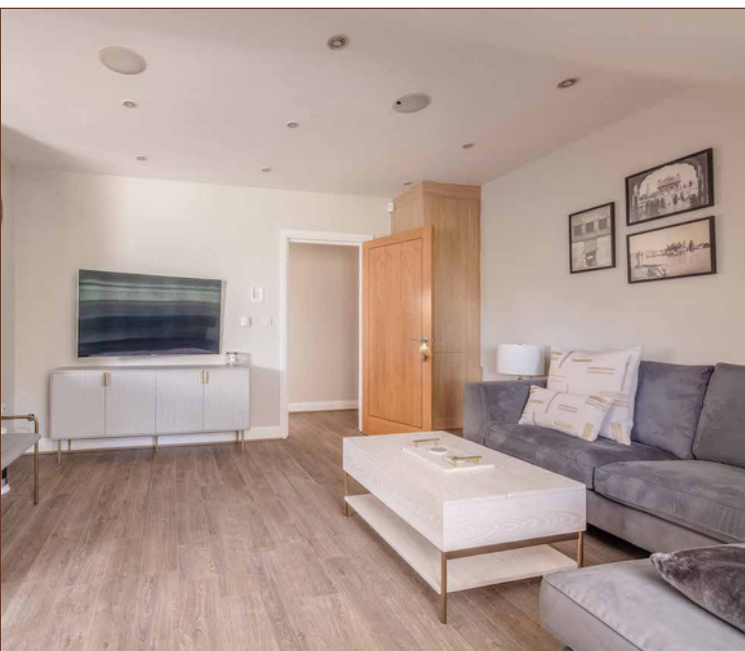
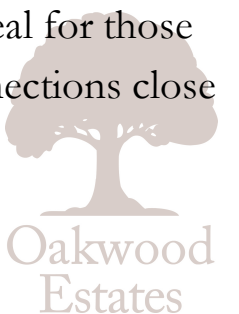




This well-presented two-bedroom, two-bathroom top floor apartment is set within a gated development, just a short walk from Datchet Village centre with its range of amenities and excellent transport links into Central London and Windsor (Waterloo line).

The spacious layout benefits from underfloor heating throughout and comprises a 23ft open-plan kitchen/living room, two double bedrooms, and two modern bathrooms. Additional features include loft access and a lift to all floors.

Externally, the property enjoys allocated parking, visitor spaces, and well-maintained communal gardens. Offered with a 900+ year lease, this apartment is ideal for those seeking modern living in a convenient village location with excellent connections close at hand. **NO ONWARD CHAIN**



Property Information

- 

GATED APARTMENT
- 

TWO BATHROOMS
- 

23 FT KITCHEN AND LIVING ROOM
- 

LIFT ACCESS
- 

COUNCIL TAX BAND - C
- 

TWO DOUBLE BEDROOM TOP FLOOR APARTMENT
- 

UNDER FLOOR HEATING THROUGHOUT
- 

COMMUNAL GARDEN
- 

ALLOCATED PARKING
- 

NO ONWARD CHAIN



x2

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

External

Externally, Cedar Court Offers gated access, allocated parking, visitor spaces and well-maintained communal gardens.

Lease Information

Lease in excess of 900 years.
Service Charges £200 p.c.m

Transport Links

Nearest stations:

Datchet (0.4 miles)
Sunnymeads (1.1 miles)
Windsor & Eton Riverside (1.5 miles)

The M4 (J5) which is about a mile away, provides access to Heathrow, London, the West Country and the M25

Schools

Primary Schools:
Datchet St Mary's CofE Primary School
0.3 miles away State school

Eton End School Trust (Datchet) Limited
0.7 miles away Independent school

Castleview Primary School

1 mile away State school

Holy Family Catholic Primary School
1.3 miles away State school

Long Close School
1.3 miles away Independent school

Secondary Schools:
Churchmead Church of England (VA) School
0.3 miles away State school

Long Close School
1.3 miles away Independent school

Langley Grammar School
1.3 miles away Grammar school

Upton Court Grammar School
1.4 miles away Grammar school

Council Tax

Band C

Floor Plan

Total Approximate Floor Area
777 Square feet
72.2 Square metres

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(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	

T: 01753 387027

datchet.enquiries@oakwood-estates.co.uk

www.oakwood-estates.co.uk