

An ideally located two double bedroom first floor maisonette with own private garden and no onward chain complications. The property is accessed via it's own private entrance leading onto a large reception room with ample living and dining accommodation, the main bedroom is spacious with built in storage and the second bedroom enjoys views out onto the garden. The separate kitchen and family bathroom are also well sized and would benefit from some modernisation.

Externally, the large private garden is bordered by mature shrubs and trees and the useful garage provides excellent storage.

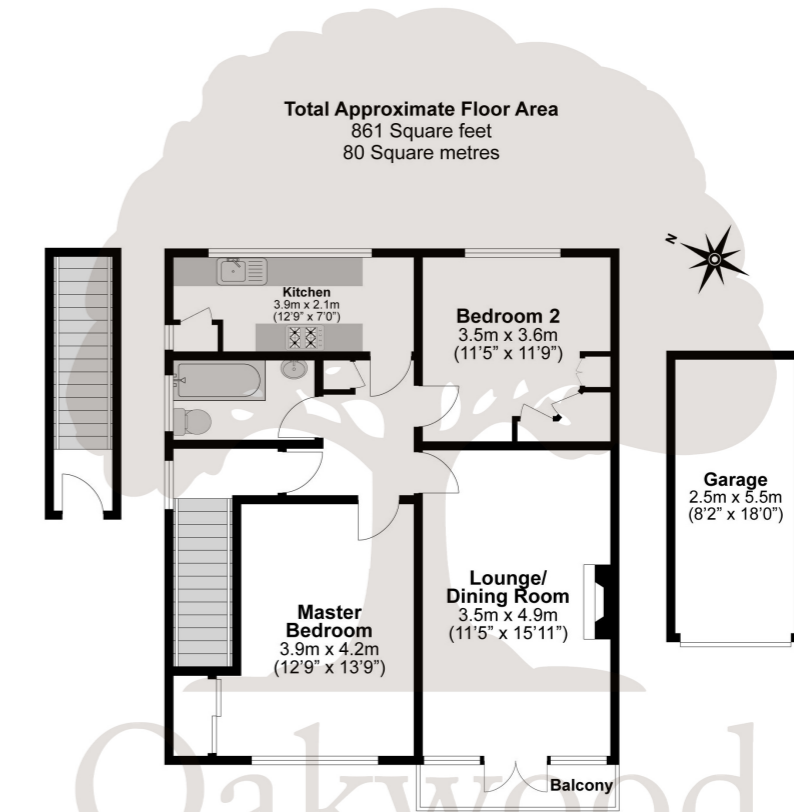
We feel this property would make the perfect first time or investment buy due to the long lease and no maintenance charges. Please note tenant is in situ until January 2025



Property Information

-  NO CHAIN
-  PRIVATE GARDEN
-  PRIVATE ENTRANCE
-  125 YEARS REMAINING ON THE LEASE
-  GARAGE
-  TWO DOUBLE BEDROOMS
-  NO MAINTENANCE CHARGE

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



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.

Location

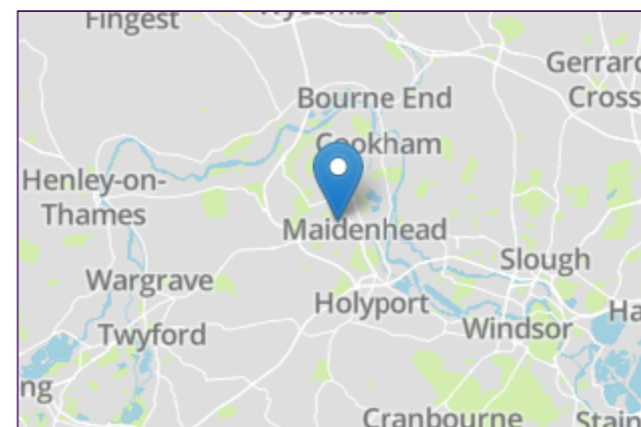
This property is conveniently located within walking distance of the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy

Council Tax

Band C

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, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	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			