

A well presented two bedroom ground floor apartment situated in a popular residential area of Maidenhead and within easy reach of the town centre and Crossrail station.

Featuring a modern kitchen with ample storage and a light and bright reception room with feature bay window. The main bedroom is well sized and benefits from its own en suite shower room, there is a further bedroom and a family bathroom.

Externally there is allocated residents parking, visitor parking and communal grounds

We feel this property would make the ideal first time buy and viewings are highly recommended

Property Information

- ALLOCATED PARKING
- WELL PRESENTED
- POPULAR LOCATION
- SHARE OF FREEHOLD
- CLOSE TO PARKS AND LOCAL SHOPS

- TWO BEDROOMS
- GROUND FLOOR
- TWO BATHROOM (1 EN-SUITE)
- WALKING DISTANCE FROM TOWN CENTRE AND CROSSRAIL

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

Leasehold Information

Share of Freehold - approx. 999 years on lease
£3000 per annum
£0 ground rent

Location

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.6 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London.

Sport And Leisure

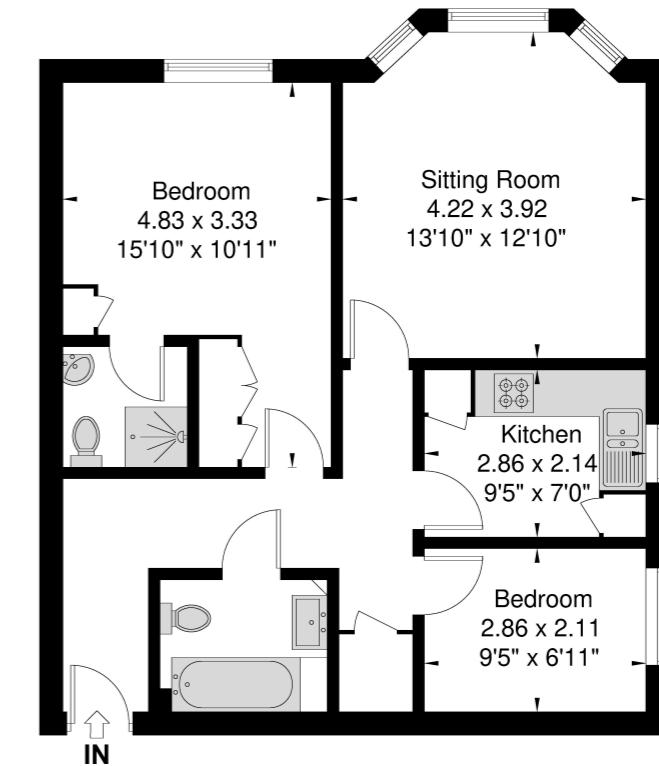
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax
Band C



Floor Plan

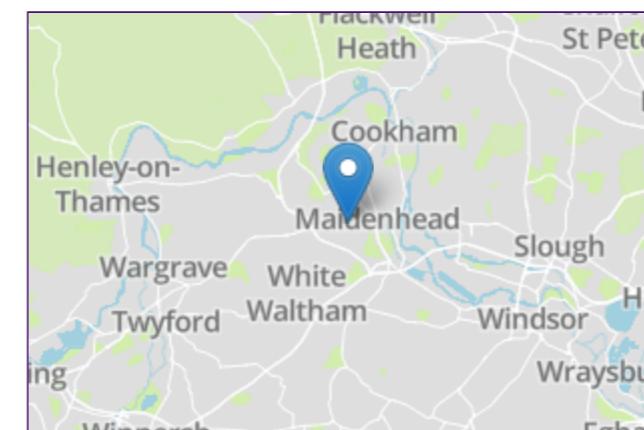
Regents Place
Approximate Floor Area = 62.34 Square meters / 671.02 Square feet



Ground Floor

Illustration 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 Govview.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	
(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		