



A TWO double bedroom first floor apartment within easy reach of Maidenhead Crossrail station which comes to the market with no onward chain complications and low maintenance charges. Featuring a fully fitted kitchen, spacious reception room with access to sunny balcony, two good sized double bedrooms and a well appointed family bathroom

Located within a gated development just a short walk from the town centre and local amenities we feel this property would make an ideal first time buy or investment



Property Information

-  NO CHAIN
-  TWO DOUBLE BEDROOMS
-  IDEAL FOR FIRST TIME BUYERS & INVESTORS
-  BALCONY
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  ALLOCATED PARKING
-  GATED DEVELOPMENT


x2
Bedrooms


x1
Reception Rooms


x1
Bathrooms


x1
Parking Spaces


N
Garden


N
Garage

Lease Information

There are 91 years remaining on the lease

External

Externally there is balcony and plentiful residents parking

Location

This property is conveniently located within a gated development with Maidenhead Crossrail Railway station approximately 0.2 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.

Sports 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.

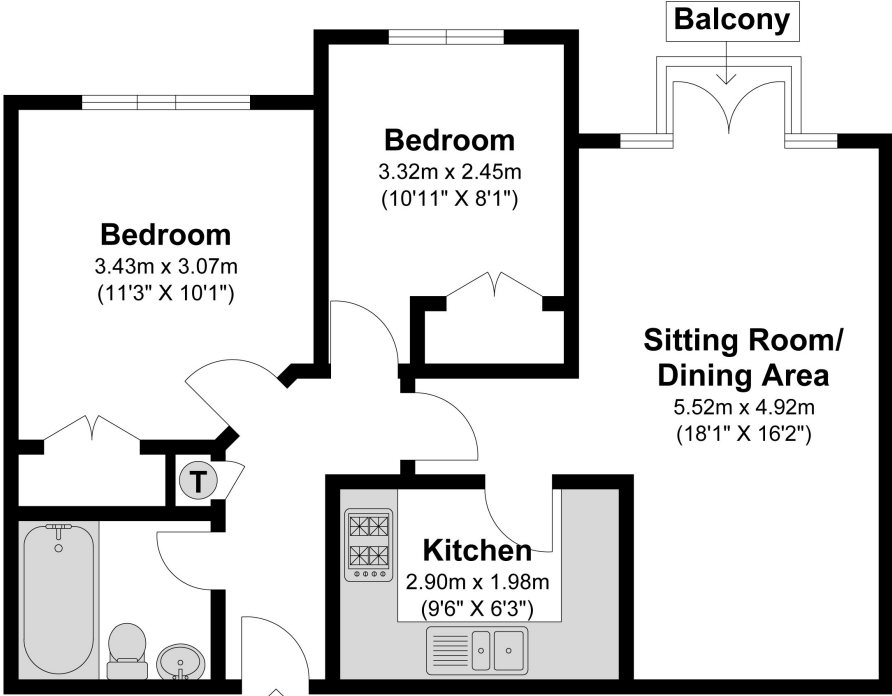
Council Tax
Band D

Floor Plan



Sherbourne Court
Approximate Floor Area
573.50 Square feet 53.28 Square metres





Bedroom
3.43m x 3.07m
(11'3" X 10'1")

Bedroom
3.32m x 2.45m
(10'11" X 8'1")

**Sitting Room/
Dining Area**
5.52m x 4.92m
(18'1" X 16'2")

Kitchen
2.90m x 1.98m
(9'6" X 6'3")

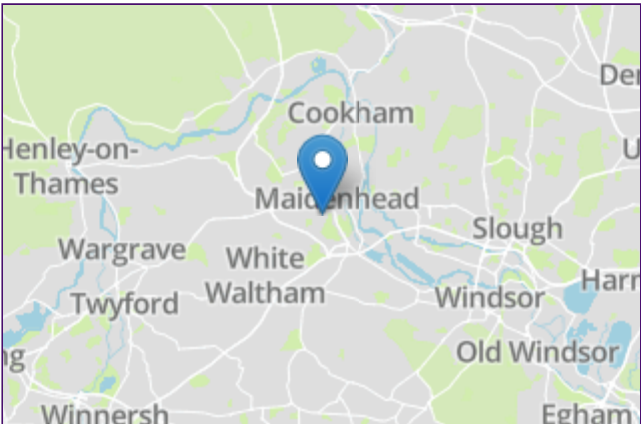
Balcony

IN

First Floor Flat

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+) 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	