This light and spacious, Penthouse apartment is offered for sale with a Share of Freehold and is situated in a popular gated residence within easy walking distance of Maidenhead station, Crossrail and the Town Centre. The immaculate property features a Primary Bedroom Suite, a Guest Bedroom and family Bathroom, a generous Living / Dining Room and spacious Kitchen/ Breakfast room. Further benefits include allocated parking, plentiful storage, underfloor heating throughout, Gerberit bathroom fittings, Juliet balconies, entry phone system and a lift.

To the front of the property, a gated driveway leads to parking with an allocated space as well as visitor parking. The front door leads to a communal hallway with stairs and lift to all floors.   The private front door opens into a spacious hallway with doors to all rooms and two useful storage cupboards. The Living / Dining Room is a bright and spacious dual aspect room overlooking the landscaped grounds, double sliding doors leading to the Kitchen / Breakfast room with its full range of wall and floor mounted units set to ample work top and incorporating a sink unit, induction hob with extractor, an eye level oven and microwave, there is an integrated fridge/freezer, washing machine and dishwasher.

The Primary Bedroom Suite overlooks the landscaped grounds via a Juliet balcony and has fitted wardrobes and a contemporary En-suite Shower Room. Bedroom Two, also overlooks the grounds via a Juliet balcony and is served by a lovely modern Family Bathroom.

Oakwood
Estates
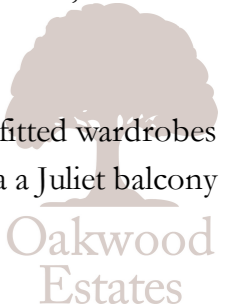
Property Information

- TWO BEDROOM PENTHOUSE APARTMENT
- PRIME LOCATION
- PRIMARY BEDROOM SUITE
- KITCHEN / BREAKFAST ROOM
- LIVING / DINING ROOM
- JULIET BALCONIES
- SHARE OF FREEHOLD
- GATED RESIDENCE
- WALKING DISTANCE OF MAIDENHEAD TOWN & CROSSRAIL
- BATHROOM
- GERBERIT BATHROOM FITTINGS
- LIGHT & SPACIOUS THROUGHOUT
- PARKING
- LANDSCAPED COMMUNAL GARDEN

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

Location

This property is conveniently located within a private gated residence within walking distance of the town centre with Maidenhead Crossrail Railway station approximately 0.5 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. 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.

Sports & 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.
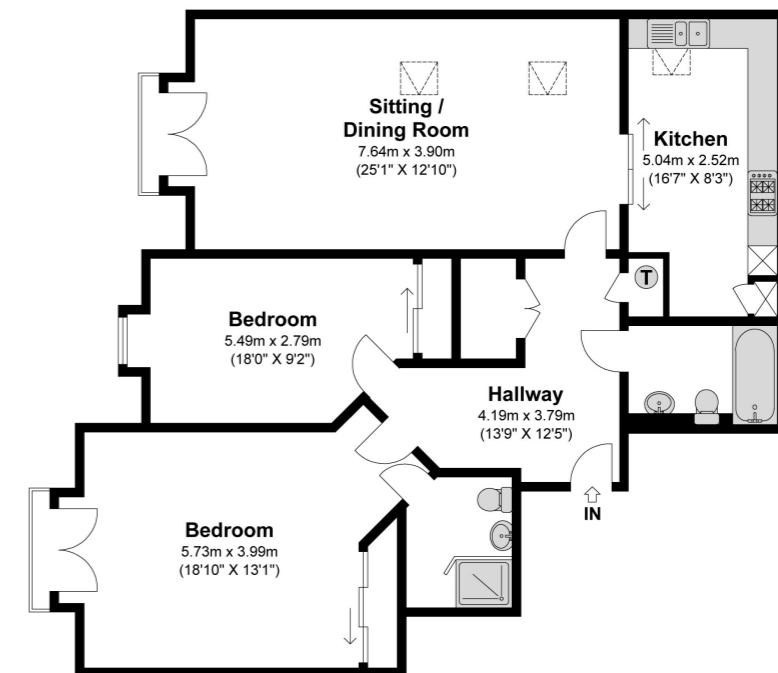
External

The property is set back behind electric gates with a smart front courtyard providing allocated parking and visitor parking with mature shrubs providing interest. To the rear, there are mature landscaped grounds for residents to enjoy.

Floor Plan

Oakwood Estates

Shoppenhangers Road

Approximate Floor Area
1088.87 Square feet 101.16 Square meters

Sitting / Dining Room
7.64m x 3.90m
(25'1" X 12'10")

Kitchen
5.04m x 2.52m
(16'7" X 8'3")

Bedroom
5.49m x 2.79m
(18'0" X 9'2")

Hallway
4.19m x 3.79m
(13'9" X 12'5")

Bedroom
5.73m x 3.99m
(18'10" X 13'1")

IN

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.
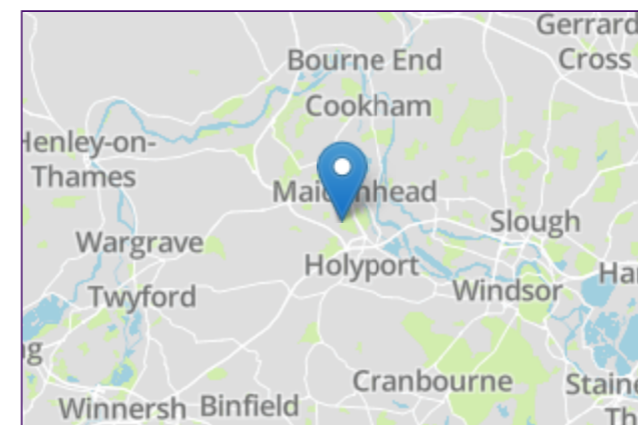
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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