



Situated just 0.8 miles from Maidenhead Crossrail station is an executive two double bedroom apartment which comes to the market in excellent condition. Featuring a stunning open plan kitchen with built in appliances and newly tiled splashback and a wonderfully light and airy, dual aspect reception room with space for dining and entertaining.









The principal bedroom is well sized and includes built in storage and a stylish en suite bathroom, there is a second double bedroom which is being used as an office which also has built in storage and the contemporary family bathroom provides a shower over the bath and heated towel rail.

The property is accessed via a gated car park where there is allocated parking and there is further secure entry into the complex.

With Maidenhead town centre just a short 5 minute walk away, we feel this exceptionally well presented property would make an ideal first time buy



# Property Information

-  ALLOCATED PARKING
-  TWO DOUBLE BEDROOMS
-  TURN KEY CONDITION
-  TWO BATHROOMS (1 EN-SUITE)
-  GATED ENTRANCE
-  WALKING DISTANCE FROM CROSSRAIL STATION AND THE TOWN CENTRE
-  LIGHT AND AIRY THROUGHOUT
-  SECURE ACCESS

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

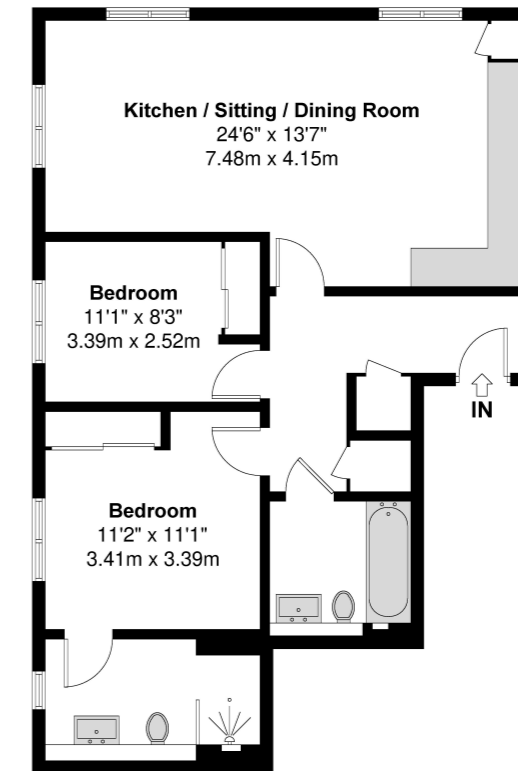
## Location

This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also close by providing access to the Thames Path and other popular walking routes. Maidenhead benefits from being part of the Crossrail Development and the town centre is currently undergoing redevelopment. 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.

# Floor Plan



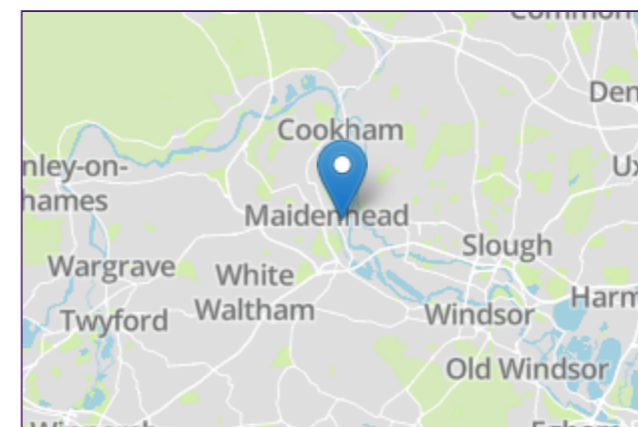
**Amber Place**  
Approximate Floor Area = 71.15 Square meters / 765.85 Square feet



First 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 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	82	82
(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	