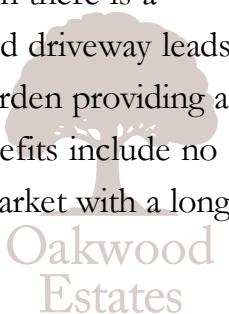




This two double bedroom ground floor apartment has its own private garden measuring 80 sq m which effectively doubles the property's square footage. It is situated in a popular gated residence within easy walking distance of Maidenhead station, Crossrail and the Town Centre.

The apartment is light, spacious and immaculately presented with the layout consisting of a living/dining room with French doors that open to the private garden. The modern fitted kitchen has a range of wall and floor mounted units complimented by a granite worktop and includes an integrated dishwasher and fridge/freezer. Furthermore, the boiler cupboard in the large hallway provides more useful storage space.

The primary bedroom has built in wardrobes with French doors on to the garden and an ensuite shower room. The second double bedroom also has built in wardrobes. In addition there is a W.C/utility room with plenty of extra storage space. To the front of the property, a gated driveway leads to parking with one allocated space and visitors parking. As well as your own private garden providing a peaceful retreat, there is a large communal garden and bin and bike stores. Added benefits include no onward chain allowing the possibility of a quick sale and the apartment comes to the market with a long lease of 130 years.



Property Information

-  GROUND FLOOR FLAT
-  PRIVATE GARDEN
-  WALKING DISTANCE TO MAIDENHEAD MAINLINE STATION AND CROSSRAIL (ELIZABETH LINE)
-  TWO DOUBLE BEDROOMS
-  GATED ACCESS
-  NO CHAIN
-  PARKING FOR 1 CAR
-  PRIME LOCATION
-  W.C/UTILITY ROOM

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

Lease Information

Ground rent: £200 per year
Service charge: £3100
130 years on lease

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.

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 and parks including Ockwells park and Braywick Park and Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

Council Tax
Band E

Floor Plan

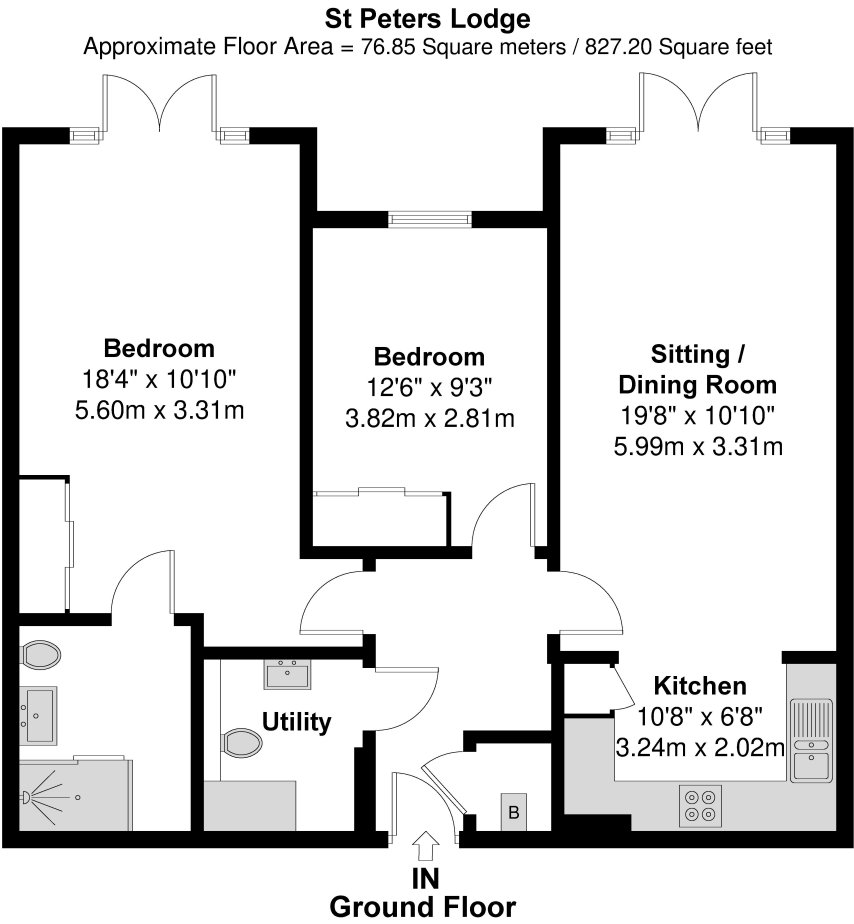
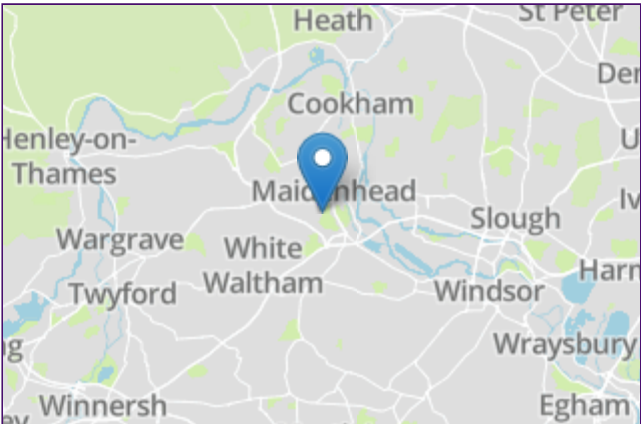


Illustration for identification purposes only, measurements are approximate, not to scale.

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		
(69-80) C	79	79
(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		