



A superb top floor THREE bedroom apartment measuring over 1000sq ft in a beautiful period property located in the heart of Maidenhead town and within a short walk of the Riverside. Featuring a light and airy newly fitted kitchen and a separate dining room with velux windows, there are two further receptions currently being used as a sitting room and study both of which could be utilised as a bedroom. The principal bedroom is extraordinarily large with ample storage and there is a further double bedroom and well appointed family bathroom. Further benefits include access to communal gardens, private residents parking, low ground rent and long lease of 979 years

This wonderfully light and spacious apartment must be seen to be appreciated

For service charge and lease information please contact the agent

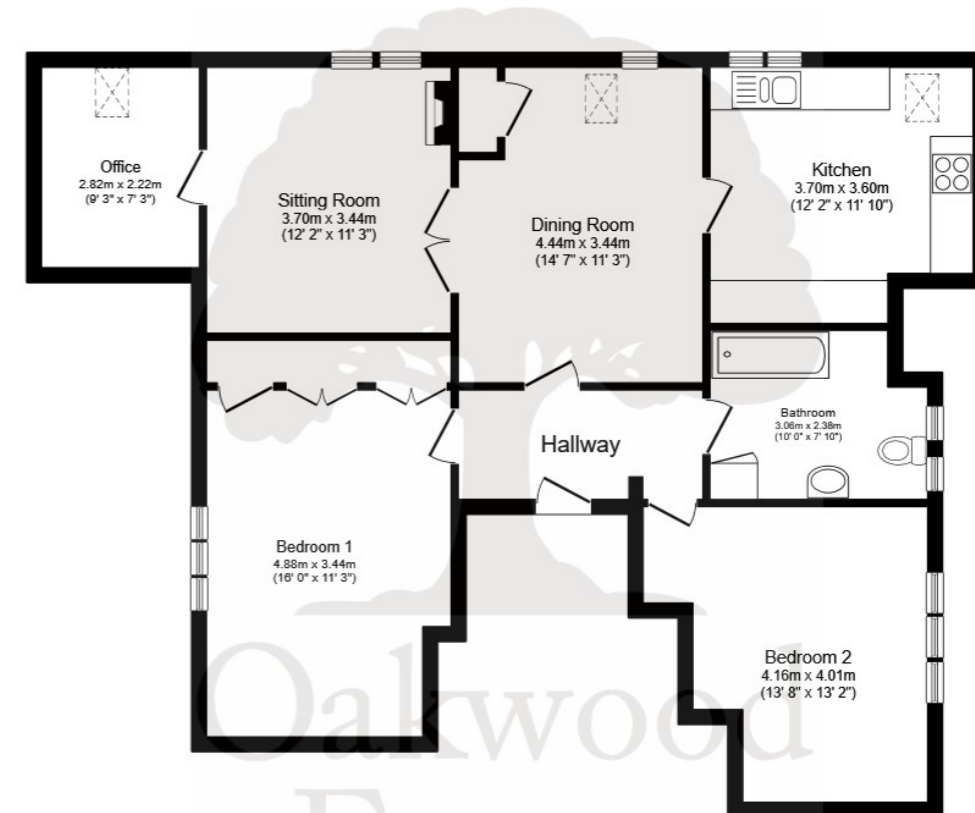


Property Information

-  SPACIOUS APARTMENT
-  GREAT CONDITION THROUGHOUT
-  WALKING DISTANCE TO MAIDENHEAD TRAIN STATION (CROSSRAIL)
-  LONG LEASE
-  SHORT WALK FROM THE RIVER
-  WALKING DISTANCE TO TOWN CENTRE
-  PERIOD PROPERTY WITH PERIOD FEATURES
-  THREE BEDROOMS

					
x3	x2	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Floor Plan

Total floor area 94.2 sq.m. (1,014 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

External

Externally there is access to communal gardens, plentiful parking and secured access to the apartments

Schools And Leisure

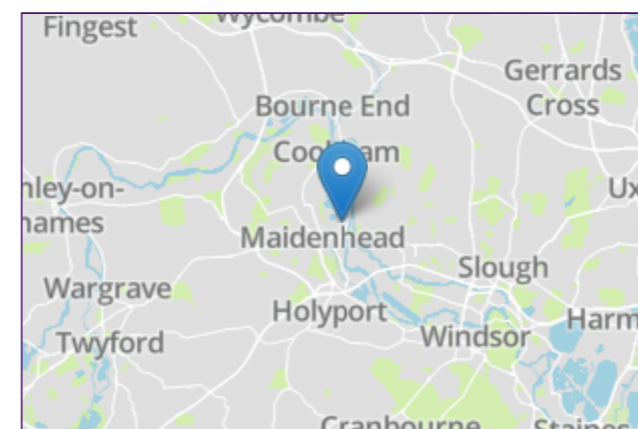
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National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

Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	