

This PERFECT first time purchase is located within the heart of the sought after charming village of Burnham. With the High Street being located on your door step you are never more than a few steps away from all your local amenities, bakeries, coffee shops and an outstanding selection of local restaurants. Burnham Park provides an outside space for residents to enjoy during the summer months and this is located at the bottom of the street.

This Burnham High Street location is perfect for all commuters into the city as Burnham train station (Elizabeth Line) is less than a mile away. The amazing local school catchments for schools such as Our Lady of Peace School, St Peter's School and the highly desired Burnham Grammar School also makes this property the ideal purchase for all young families.

This TWO bedroom Grade II period apartment is incredibly unique and is completely bursting with character features throughout. Stunning features such as the high ceilings, original beams and large windows all provide that homely and welcoming feeling. The home is considerably larger than most apartments and measures over 1200 sq ft in total.

This home comprises of TWO huge double bedrooms, both of which measure an impressive 15ft. The main reception room has been split into a separate lounge area and a dining area but also offers the option of being one larger room which is perfect for entertaining. A modern family bathroom and kitchen / breakfast room complete the internal features. The electric radiators are new and have been replaced very recently.

Externally there is access to a roof terrace which is perfect to sit out and enjoy during the warmer weather. Parking can also be offered via arranging a permit.



Property Information

- GRADE II LISTED
- CENTRAL VILLAGE LOCATION
- BRAND NEW RADIATORS THROUGHOUT
- OVER 1200 SQ FT
- 0.8 MILES TO BURNHAM STATION (ELIZABETH LINE)
- PRIVATE ROOF TERRACE
- TWO HUGE DOUBLE BEDROOMS
- IMMACULATE CONDITION THROUGHOUT
- PERFECT FIRST TIME BUY
- 0.3 MILES TO BURNHAM GRAMMAR SCHOOL

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

Transport Links

Nearest Stations:

- Burnham (0.8 Miles)
- Taplow (1.0 Miles)
- Maidenhead (2.8 Miles)

The property is also conveniently located between the M4 motorway providing fast and easy access to Heathrow Airport (10 Miles away) and is also between the M25/M40 giving access to central London. Bus links into Slough and Maidenhead are also within walking distance. A direct line into London Waterloo is available from Windsor & Eton Riverside station.

Lease Information

From information provided we understand the current lease details to be as below:

- Current Remaining Lease Length - 93 Years
- Current Service Charge -
- Current Ground Rent -

External

- Roof Terrace
- Laid to artificial turf and fenced by bamboo screening. (Approx. 27.7ft wide / 13.5ft)

Schools

PRIMARY SCHOOLS

- St Peter's CofE School - 0.3 Miles
State School
- Our Lady Of Peace Catholic Grammar School - 0.4 Miles
State School

Priory School - 0.4 Miles
State School

Lent Rise School - 0.5 Miles
State School

SECONDARY SCHOOL

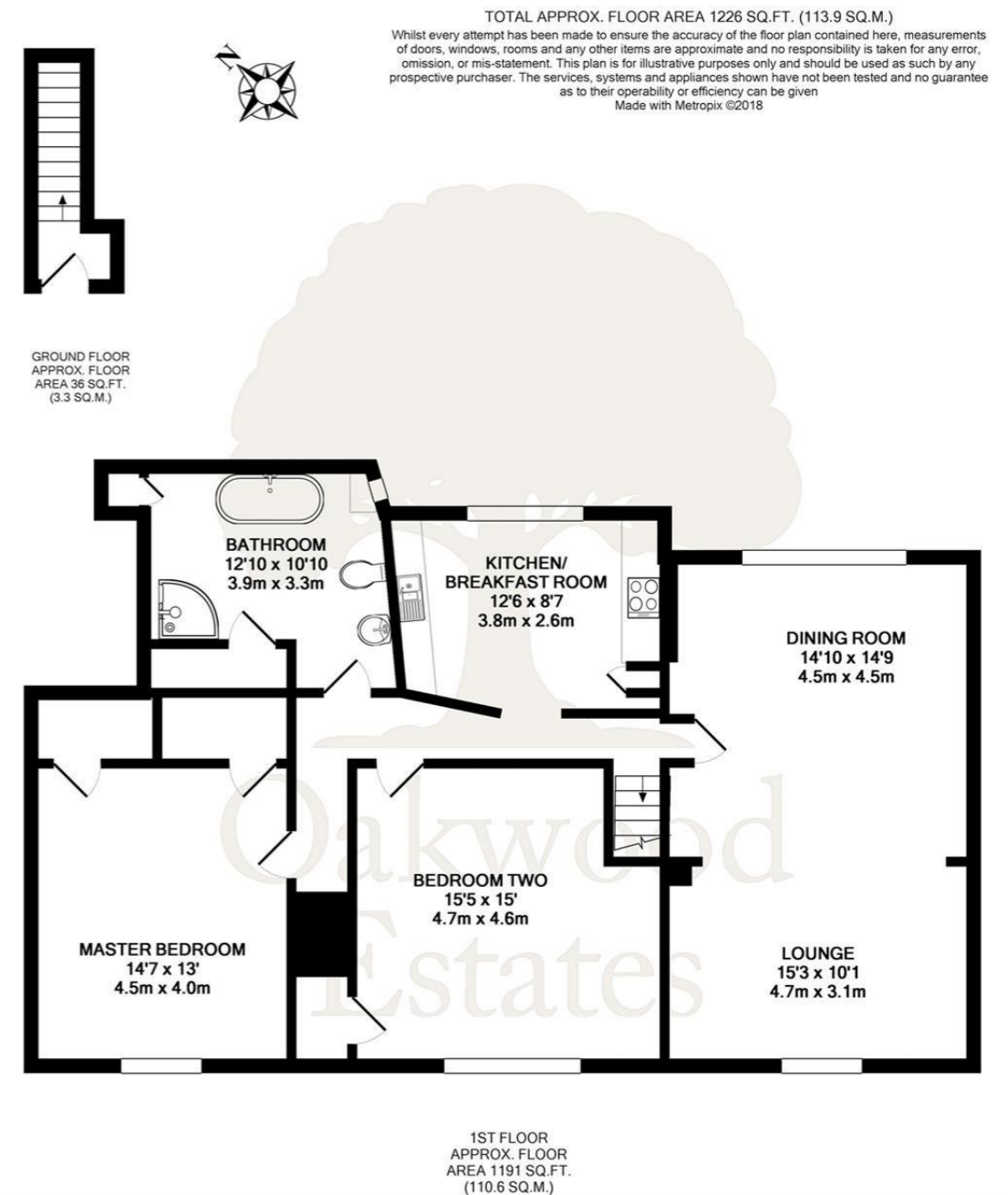
Burnham Grammar School - 0.3 Miles
State School

Al Madani Grammar School - 0.8 Miles
Independent School

Haybrook College - 0.7 Miles
State School

Council Tax
Band D

Floor Plan



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.

