




An ideally situated and well presented top floor two bedroom apartment just a short walk from Maidenhead town centre and Crossrail station. Featuring a well appointed kitchen with built in storage and a light and bright reception room with space for dining and entertaining and direct access onto a private balcony. The main bedroom is an excellent size and includes built in storage, there is a further double bedroom and a contemporary bathroom

Further benefits include secure entry access to the communal area, a garage and plentiful residents parking

Croxley Rise is situated in a popular residential location close to many local amenities and we feel this well presented apartment would make the perfect first time buy or investment



Property Information

-  PRIVATE BALCONY
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION (CROSSRAIL)
-  RESIDENTS PARKING
-  RECENTLY REDECORATED THROUGHOUT
-  GARAGE
-  SECURE ACCESS
-  TOP FLOOR 2 BEDROOM APARTMENT
-  NEW KITCHEN AND BATHROOM

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

Floor Plan

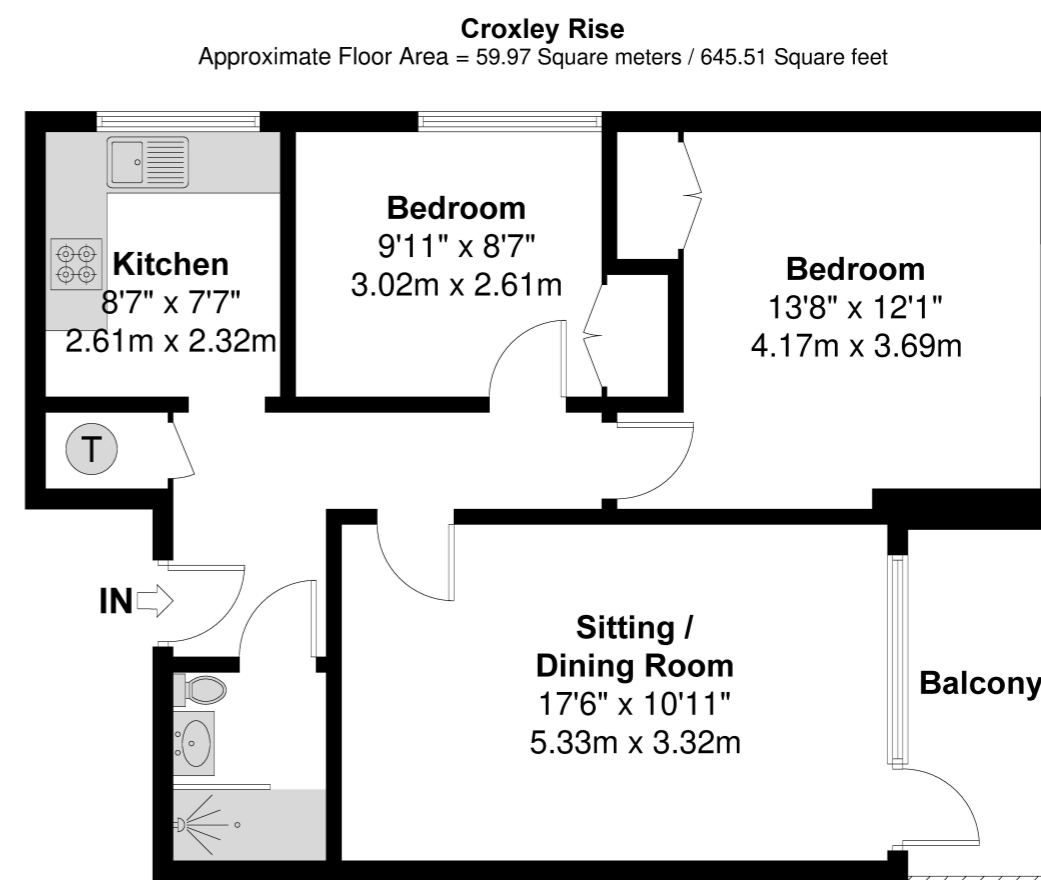


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Lease Information

- There are 109 years remaining on the lease
- Maintenance charge is £134 per calendar month

Location

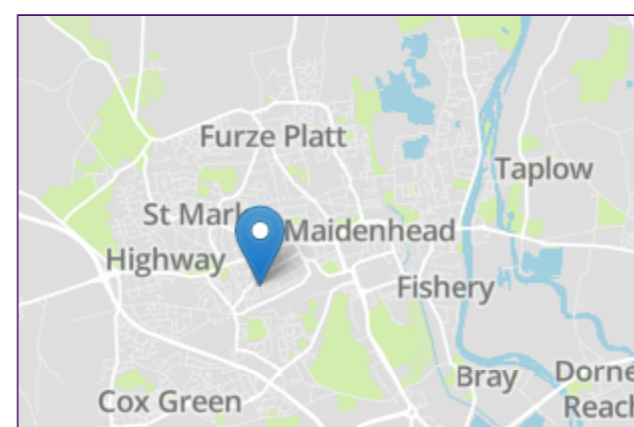
The property is ideally located for the commuter, being just a 10 minute walk from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants. The property also enjoys a good range of local shopping including a Sainsburys Local and pharmacy just a short walk away

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, including Boyn Hill Primary and Newlands Girls School. There are numerous 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, which is within easy reach. The local area has many walking trails, including Braywick Nature Reserve, Thames Path, National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			