



A chain free, top floor apartment in excellent condition with no onward chain complications

Located within easy walking distance of Maidenhead Crossrail station and the town centre, the apartment features a contemporary open plan kitchen with ample storage and built in appliances and the reception area provides the perfect space for relaxing and dining

The spacious principal bedroom includes built in storage and a modern en suite bathroom, there is a light and bright second double bedroom 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 and visitor 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
-  SECURE ACCESS
-  TURN KEY CONDITION
-  WALKING DISTANCE FROM CROSSRAIL STATION AND THE TOWN CENTRE
-  GATED ENTRANCE
-  LIGHT AND AIRY THROUGHOUT
-  TWO DOUBLE BEDROOMS

					
x2	x1	x1	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.

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, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Oldfield Primary School.

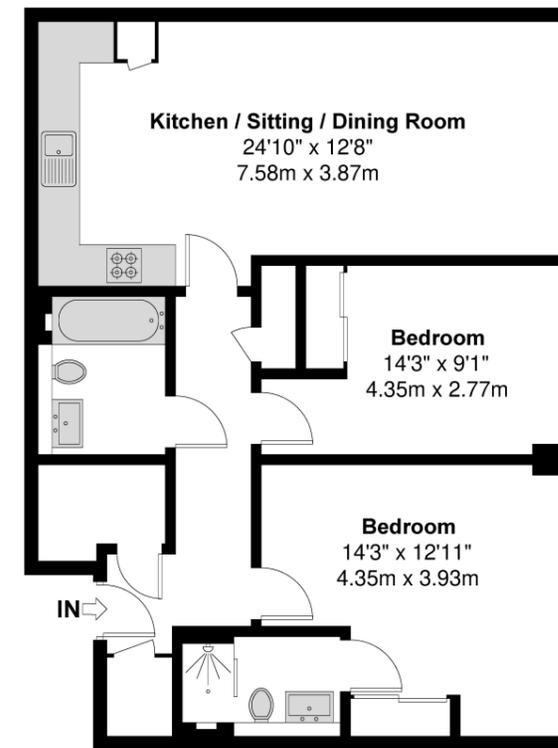
Council Tax

Band D

Floor Plan



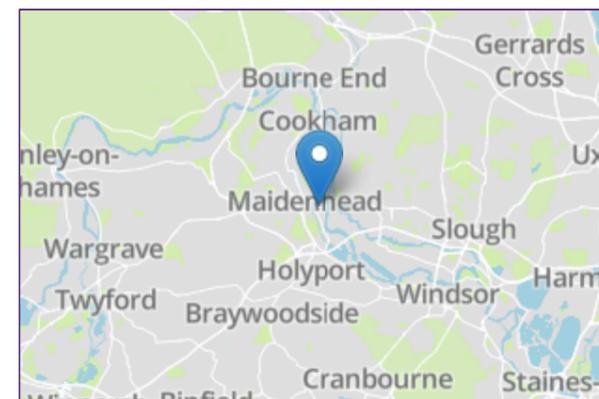
Amber Place
Approximate Floor Area = 76.5 Square meters / 823.43 Square feet



Third 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	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
<small>EU Directive 2002/91/EC</small>		