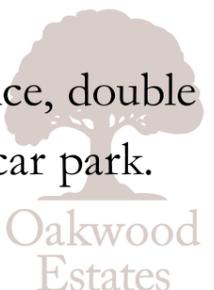




Superbly located for easy access to Maidenhead town centre is this well maintained one bedroom first floor retirement apartment. Situated in a period building, the apartment benefits from high ceilings and a delightful bay window.

The open plan kitchen has plentiful storage and built in appliances and opens on to the living room. The double bedroom is a good size and has built in storage.

Further benefits of the property include own private entrance, double glazing, electric storage heating, communal gardens and car park.



## Property Information

-  COMMUNAL GARDENS
-  ONE BEDROOM 1ST FLOOR APARTMENT
-  NO CHAIN
-  WALKING DISTANCE FROM CROSSRAIL (ELIZABETH LINE) AND TOWN CENTER
-  PARKING
-  WELL MAINTAINED
-  EXCELLENT LOCATION
-  OVER 60'S DEVELOPMENT

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

### Lease Information

93 years left on lease

£0 ground rent

Service charge approx £315.44 per month

### Location

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.4 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.

### 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.

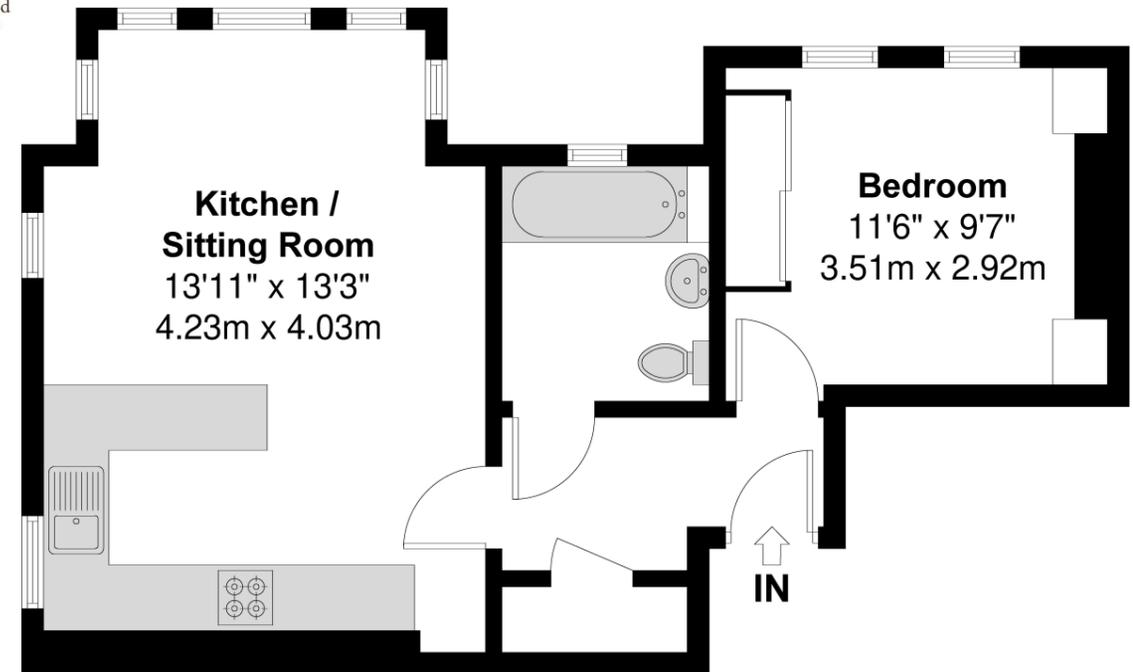
### Council Tax

Band C

## Floor Plan



**Sheringham Court**  
Approximate Floor Area = 42.48 Square meters / 457.25 Square feet



### First 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		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			