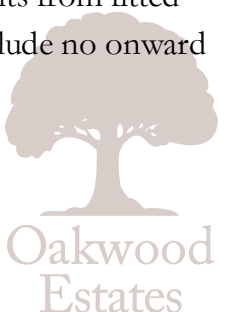




This light and spacious ground floor apartment is situated in a popular gated residence within easy walking distance of Maidenhead station, Crossrail and the Town Centre. The immaculate property features a primary bedroom with ensuite shower room, second double bedroom and a family Bathroom, a generous Living/Dining Room and spacious separate Kitchen. Further benefits include allocated parking, visitor parking and communal gardens.

To the front of the property, a gated driveway leads to parking with an allocated space as well as visitor parking. The Living/Dining Room is a bright and spacious with french doors that open to the private patio and communal garden and a separate modern fitted kitchen with its full range of wall and floor mounted units set to ample work tops. Furthermore, there is a useful storage cupboards located in the large hallway.

The generous Primary Bedroom Suite overlooks the landscaped grounds and has fitted wardrobes and a contemporary ensuite Shower room. The second Bedroom, also a spacious double benefits from fitted wardrobes and is served by a well appointed modern family Bathroom. Added benefits include no onward chain allowing the possibility of a quick sale.



Property Information

-  PRIME LOCATION
-  TWO BEDROOM APARTMENT
-  GATED ACCESS
-  CLOSE PROXIMITY TO MAIDENHEAD TOWN CENTRE & TRAIN STATION
-  GROUND FLOOR APARTMENT
-  LARGE COMMUNAL GARDEN
-  PRIVATE ALLOCATED PARKING SPACE & VISITOR PARKING BAYS
-  PRIVATE PATIO


x2
Bedrooms


x1
Reception Rooms


x2
Bathrooms


x1
Parking Spaces


N
Garden


N
Garage

Leasehold Information

Ground Rent is £200 per annum
Service Charge £2134 per annum
106 Years remaining

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.

Location

This property is conveniently located within a private gated residence within walking distance of the town centre with Maidenhead Crossrail Railway station approximately 0.5 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. 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.

Council Tax

Band E

Floor Plan

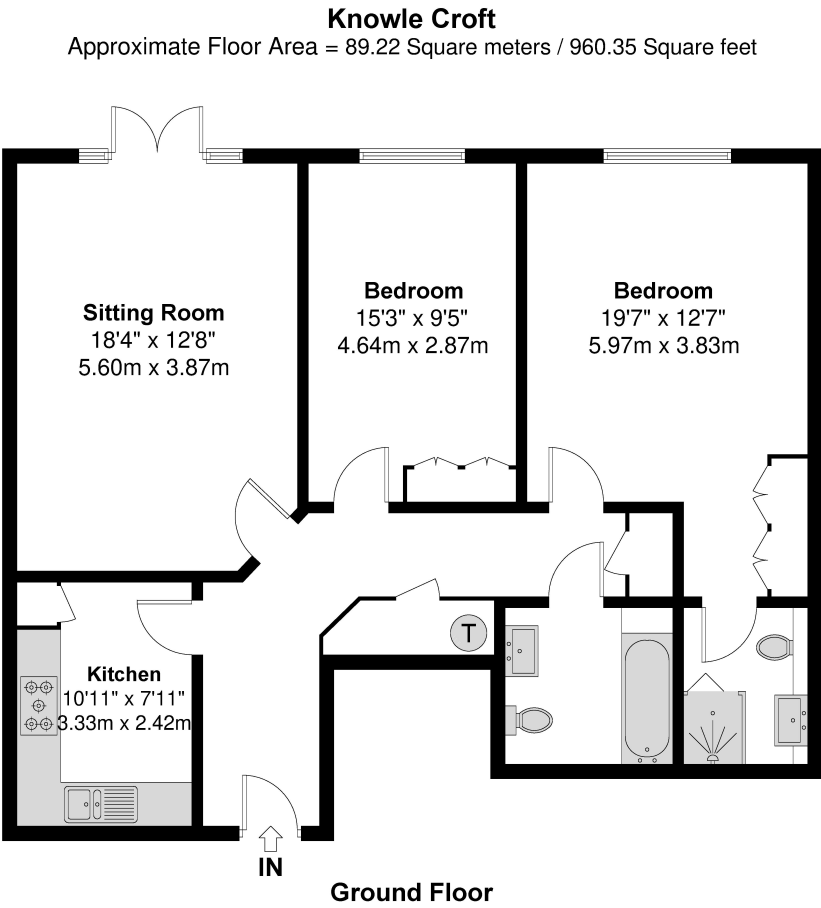
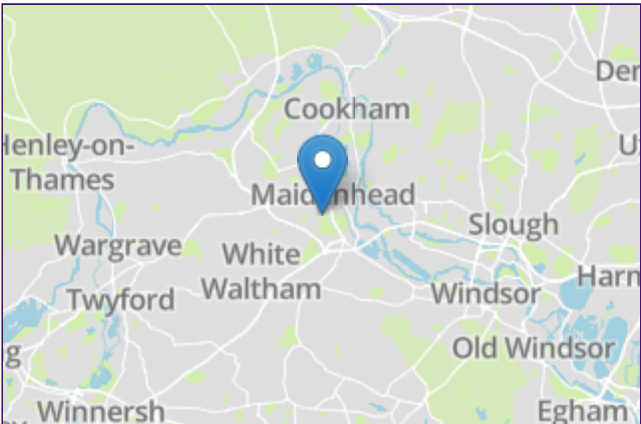


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		