








Located just 0.7 miles to Burnham train station (Elizabeth Line) and 0.3 miles to the popular Westgate School is this Perfect first time purchase. The property is a short walk away from all local amenities and large superstores.


This home is a split level maisonette located within Cippenham Village. The accommodation is spread across two floors. Downstairs there is a bright and airy lounge & modern kitchen. Both large double bedrooms are located upstairs along with the family bathroom. The property has ben maintained extremely well and is ready for the next owners to move straight in.

Externally there are some communal garden spaces which are accessible and residents parking.



Property Information

-  SPLIT LEVEL MAISONETTE
-  IDEAL FIRST TIME PURCHASE OR INVESTMENT
-  TWO DOUBLE BEDROOMS
-  WELL MAINTAINED THROUGHOUT
-  RESIDENTS PARKING
-  0.7 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  0.3 MILES TO THE WESTGATE SCHOOL

					
x2	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Information

From information provided by the vendors we understand the lease information to be as below:

- Current Lease Length - 87 Years
- Current Service Charge - £185 pcm
- Current Ground Rent - £150 per annum

Transport Links

NEAREST STATIONS:

- Burnham (0.7 miles)
- Slough (1.9 miles)
- Taplow (2.1 Miles)

The M4 (jct 7) is only a short distance away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. The Elizabeth Line runs from Burnham & Slough stations and provide links into Central London. A direct line to London Waterloo is available from Windsor & Eton Riverside station.

Location

Burnham Station is one of the stations served by Crossrail - 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south. There are several good golf courses within a close proximity.

Schools

PRIMARY SCHOOLS:
Western House Academy
0.4 miles away State school

Montem Academy
0.9 miles away State school

Cippenham School
0.5 miles away State school

Eton Wick CofE School
1.4 miles away State school

Phoenix Infant Academy
1.1 miles away State school

SECONDARY SCHOOLS:
The Westgate School
0.3 miles away State school

Eden Girl's School
0.7 miles away State school

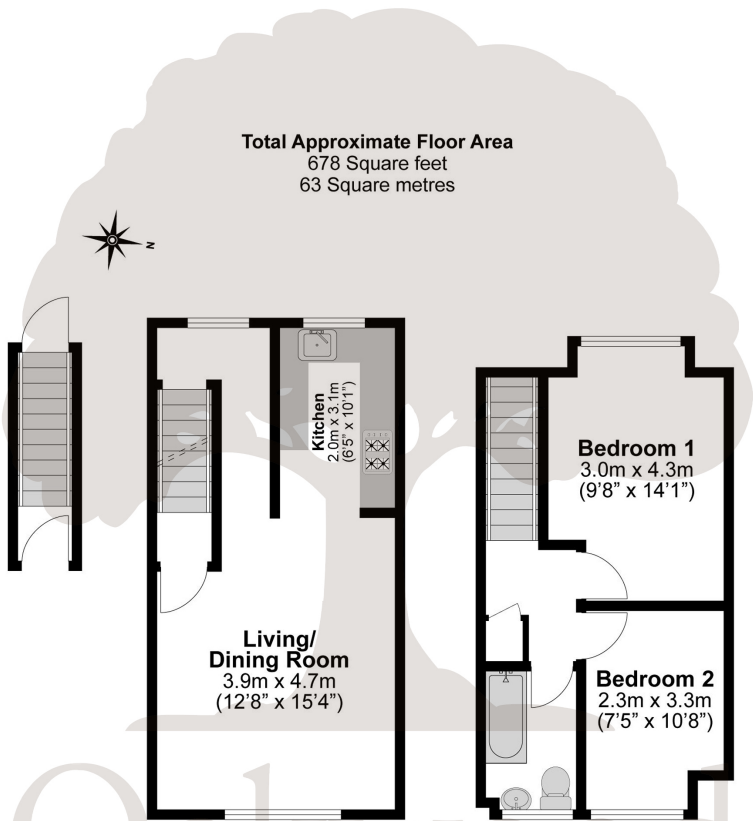
Al-Madani Independent Grammar School
0.8 miles away Independent school

Herschel Grammar School
1.0 miles away State school

Council Tax

Band C

Floor Plan



Illustrations are 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.

