



This excellent top floor apartment which consists of a well appointed kitchen, a sitting/dining room, a spacious double bedroom featuring wardrobe space and an accessible shower room

This apartment is situated in a popular development exclusively for the over 55s. Being located conveniently close to the town centre, (0.2 miles) Crescent Dale provides easy access to Maidenhead's varied selection of shops and essential services. Maidenhead benefits from a mainline station from which the frequent Elizabeth Line service runs direct to London Paddington and Canary Wharf. Beneficial to road users, the development enjoys a prime location for accessing M4, as well as M25 and M40.

With no onward chain complications this well presented flat would make a wonderful home for someone looking for a quick purchase. Further benefits included one allocated space and visitors parking.



Property Information

-  NO CHAIN
-  COMMUNAL GROUNDS
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION (CROSSRAIL)
-  VISITOR PARKING
-  POPULAR DEVELOPMENT
-  ONE ALLOCATED PARKING SPACE
-  SECOND FLOOR

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

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.

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.

Additional Information

Remaining lease :62 years
Ground Rent : £300
Annual Service Charge : £1600

Council Tax

Band C

Floor Plan

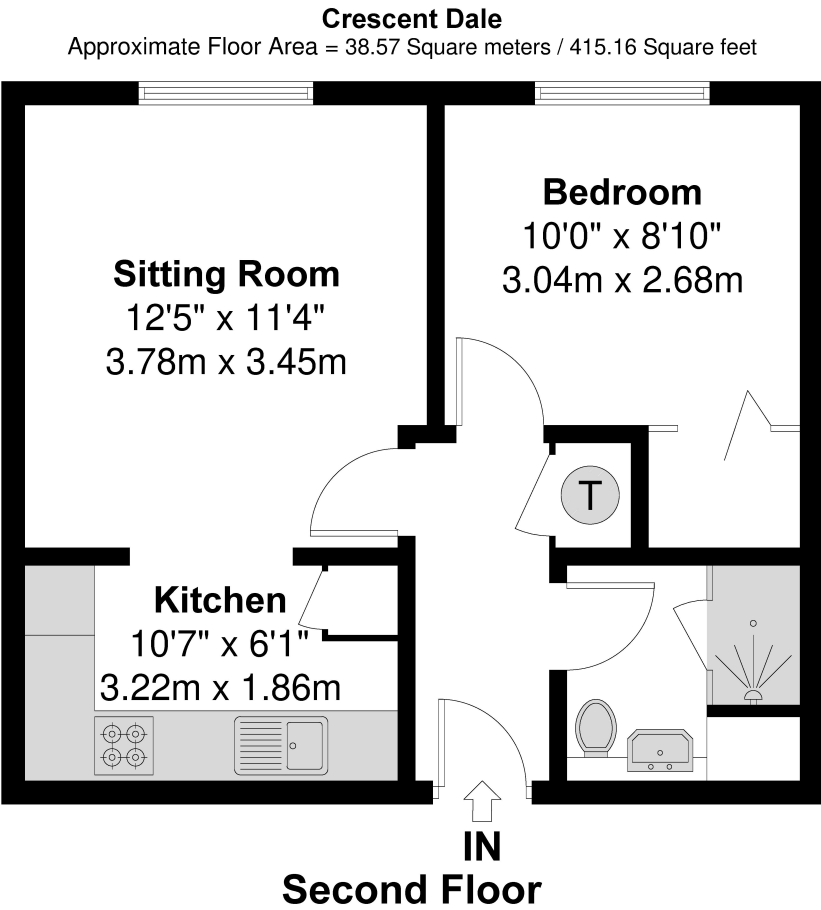


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

