

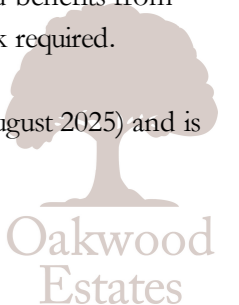


Penn House is a popular over 55's development, situated in the heart of Burnham Village, with excellent local amenities. There is a great selection of shops, cafes and restaurants, all within a few yards from the property. If you're looking for a quiet development, but still seek the gentle bustle of a traditional village high street, then this residence may be for you.

Penn House itself provides everything that you could possibly need. The development has superb communal areas, with a large, well maintained, landscaped garden to enjoy, as well as a spacious, well equipped communal lounge area, which benefits from a host of first-rate social activities, including evening and daytime entertainment. A concierge service is available at the reception foyer to support you with any needs.

The property itself is a considerably large, ground floor, TWO bedroom apartment, which benefits from an impressive master bedroom, in excess of 17ft, with a large, built in wardrobe and an ensuite bathroom. The second bedroom is also a large double room. Completing the apartment is a sizeable living/dining room, separate modern kitchen and family bathroom. There is a spacious entrance lobby, which provides easy access to the other rooms and features a large storage cupboard. The property has been recently renovated to a high standard and is very well maintained. The kitchen benefits from a newly fitted induction hob and microwave. The property has had new carpets and flooring fitted throughout and benefits from upgraded, low energy lighting and is ready for the next owner to move straight in, with no work required.

This property is sold with NO ONWARD chain, the current years' service charges paid (until end of August 2025) and is ready to move to your preferred timescales.

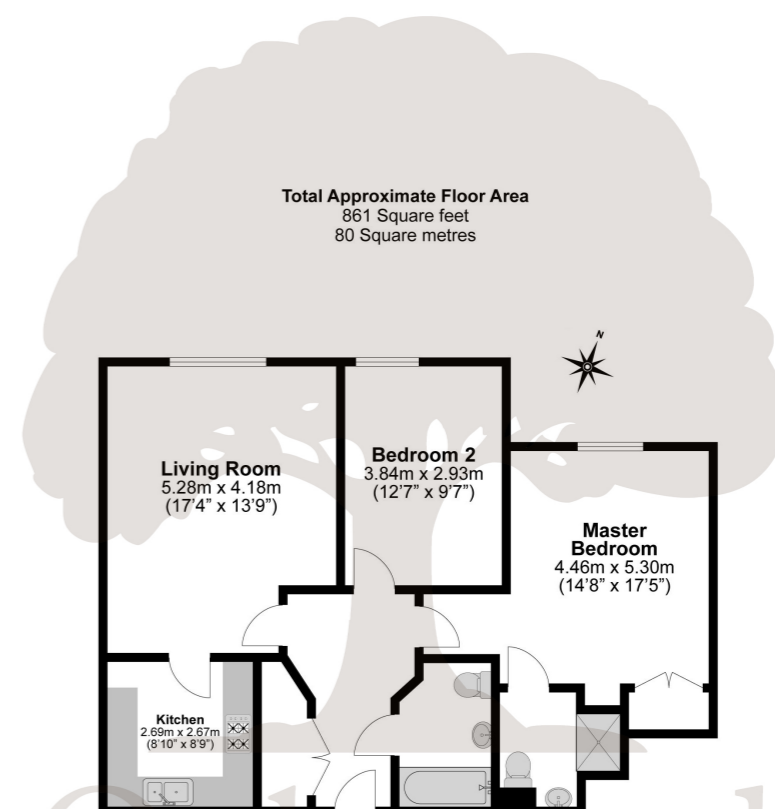


Property Information

-  TWO DOUBLE BEDROOMS
-  861 SQ FT
-  BURNHAM VILLAGE HIGH STREET LOCATION
-  CONCIERGE DESK
-  NO ONWARD CHAIN
-  SECURE ENTRY AND INTERCOM SYSTEM TO MAIN ENTRANCE CONTROLLABLE FROM APARTMENT*
-  17FT MASTER BEDROOM
-  OVER 55'S ONLY
-  COMMUNAL GARDEN AND LOUNGE
-  115 YEARS LEASE
-  EXCELLENT CONDITION THROUGHOUT
-  PANIC CORDS AND CARELINE SERVICE WITHIN THE APARTMENT

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

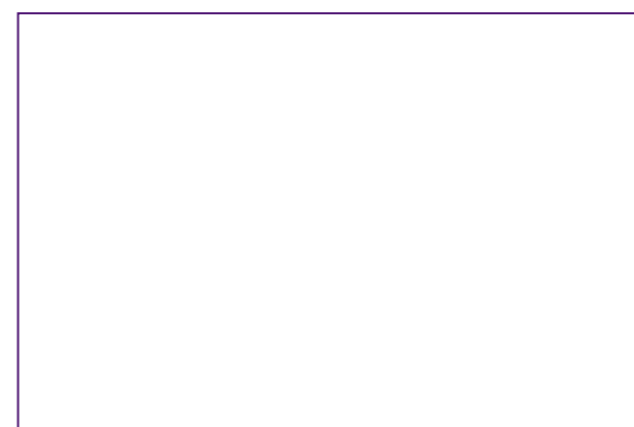
Floor Plan



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

Oakwood Estates

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	73	73
(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	

Lease Information

Length of Lease - 115 year remaining
 Ground Charge - £200 per annum
 Service Charge - £3800 per annum (paid up until August 2025)

Transport Links

Nearest stations:
 Burnham (0.6 miles), Taplow (1.7 miles), Slough (2.7 miles) and Maidenhead (3.5 miles)

The M4 (J7) is 1.2 miles away and the M40 Beaconsfield Junction, 4.7 miles. These provide easy access to the M25, M3 and Heathrow Airport. The Elizabeth Line is available from Burnham and Taplow station, providing direct links into central London. A direct line to London Waterloo is also available from nearby Windsor & Eton Station.

Location

Burnham Village offers a good range of shops cater for your day-to-day needs. Additional shopping can be found in nearby Maidenhead, Windsor and Beaconsfield. There are plenty of sporting and recreational facilities in the area. These include National Trust Cliveden and Cliveden Reach, which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. Nashdom's parkland, Cookham, Jubilee River and Burnham Beeches are all within easy reach and offer attractive walks. The recently improved Bishop's Centre is also located nearby and offers a large Tesco supermarket, along with several restaurants and other shops. Sainsbury's supermarket is also easily accessible.

Council Tax

Band D