



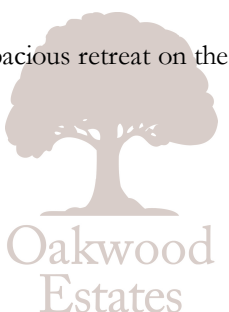
Offered to the market with no onward chain, this impressive two-bedroom top-floor apartment spans approximately 1,200 SQFT and is designed for modern living.

The entrance hall leads to two generously sized double bedrooms, both featuring fitted wardrobes. The primary bedroom benefits from a private en-suite, while a well-appointed family bathroom is conveniently situated nearby.








The highlight of the home is the multi-aspect, open-plan Kitchen/Dining/Living area, which seamlessly connects to a private south-west-facing balcony, perfect for enjoying natural light and outdoor space. Additional features include a skylit entrance hall, a storage cupboard, and allocated parking.

Located just 0.8 miles from the station, the property offers excellent connectivity while providing a peaceful, spacious retreat on the top floor with lift access.

Additional benefits include a communal garden for residents and allocated parking.





-  TOP-FLOOR APARTMENT
-  ALLOCATED & VISITOR PARKING
-  LIFT ACCESS
-  2 DOUBLE BEDROOMS
-  PRIVATE BALCONY
-  0.8 MILES TO MAIDENHEAD STATION
-  NO ONWARD CHAIN
-  PRIMARY BEDROOM WITH EN-SUITE

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

Schools And Leisure

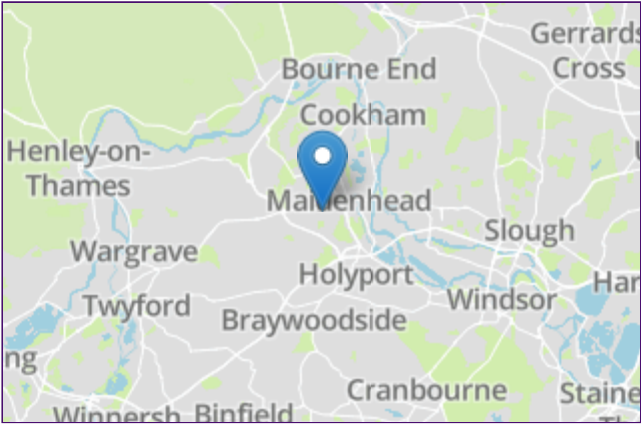
The surrounding area provides excellent schooling for children of all ages both in the private and state sector, including Boyn Hill Primary and Newlands Girls School. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Location

The property is ideally located for the commuter, being just a 10 minute walk from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants. The property also enjoys a good range of local shopping including a Sainsburys Local and pharmacy just a short walk away

Council Tax

Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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	