




This light and spacious first 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 bathroom, bedroom two and a family Bathroom, a generous Living/Dining Room and spacious Kitchen along with a utility room. Further benefits include allocated parking, plentiful storage, Juliet balconies, entry phone system and a lift.

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 a Juliet balcony and opens on to the modern fitted kitchen with its full range of wall and floor mounted units set to ample work tops. Furthermore, there is a useful utility cupboard.

The Primary Bedroom Suite overlooks the landscaped grounds via a Juliet balcony and has fitted wardrobes and a contemporary ensuite Bathroom. Bedroom Two, also with fitted wardrobes is served by a lovely modern family Bathroom. Added benefits include no onward chain allowing the possibility of a quick sale.

-  FIRST FLOOR
-  PRIME LOCATION
-  WALKING DISTANCE FROM CROSSRAIL (ELIZABETH LINE)
-  LIFT ACCESS
-  PARKING
-  TWO BEDROOM FLAT
-  GATED ACCESS
-  LIGHT & SPACIOUS THROUGHOUT
-  LANDSCAPED COMMUNAL GARDEN

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

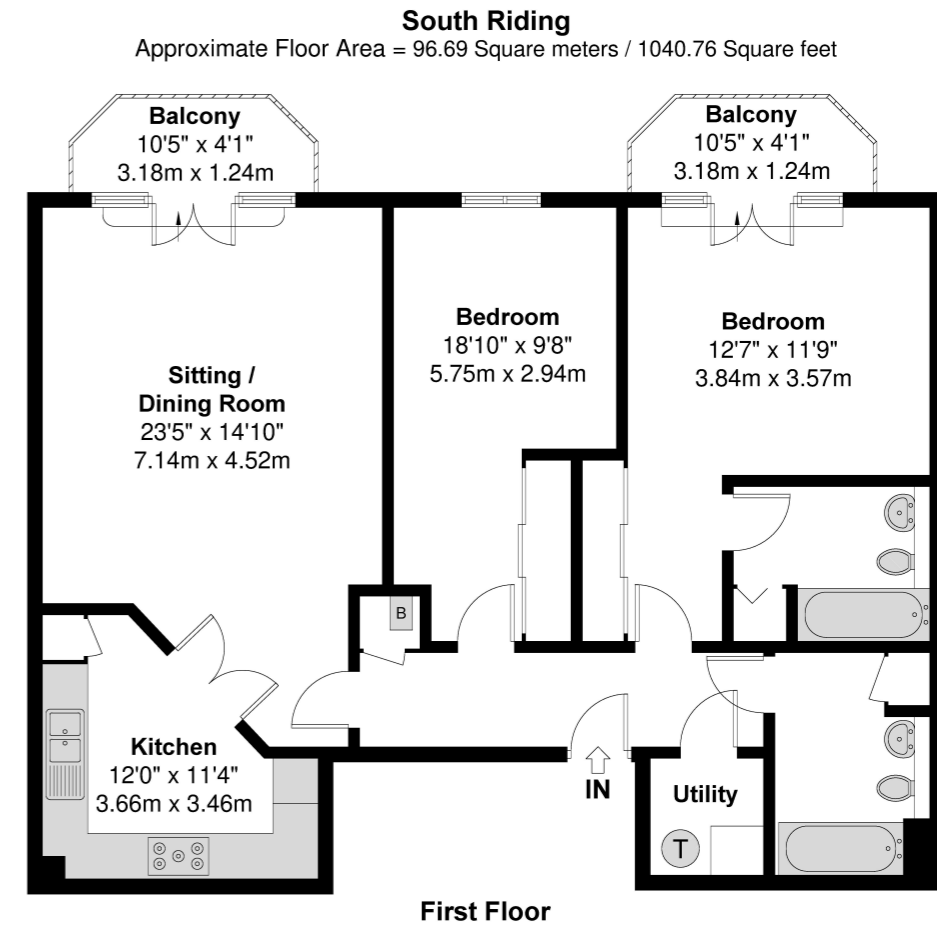


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Location

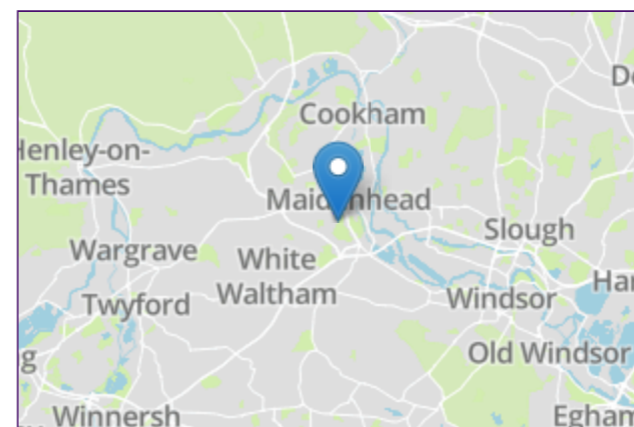
This property is conveniently located within a private gated residence within walking distance of the town centre with Maidenhead Crossrail Railway station approximately 0.5 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being 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.

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.

Council Tax
Band E

Schools And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			