



Situated on the 1st floor, this home boasts two generously-sized double bedrooms with ample storage space, perfect for couples or small families. The accommodation is accessed via a communal entrance hall and comprises: Living room with open plan kitchen, the inner hall gives access to two double bedrooms and the bathroom.

One of the standout features of Glynwood House is the garage located at the rear of the property, providing safe and secure parking in the heart of town. Additionally, there is an allocated parking space in front of the garage.




The property is conveniently located in the heart of Maidenhead town centre and within a short walk of the mainline station and Crossrail network.

Current lease we understand to be approx 81 years remaining but our client is prepared to extend this alongside the sale.

Service charges approx £570 per annum



## Property Information

-  NO ONWARD CHAIN
-  LOCATED IN THE HEART OF THE TOWN CENTRE
-  SINGLE GARAGE
-  IDEAL INVESTMENT OPPORTUNITY OR FOR A FIRST PURCHASE
-  TWO DOUBLE BEDROOMS
-  SHORT WALK OF MAINLINE STATION AND CROSSRAIL NETWORK
-  PARKING FOR ONE CAR
-  EPC - E

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

## Floor Plan

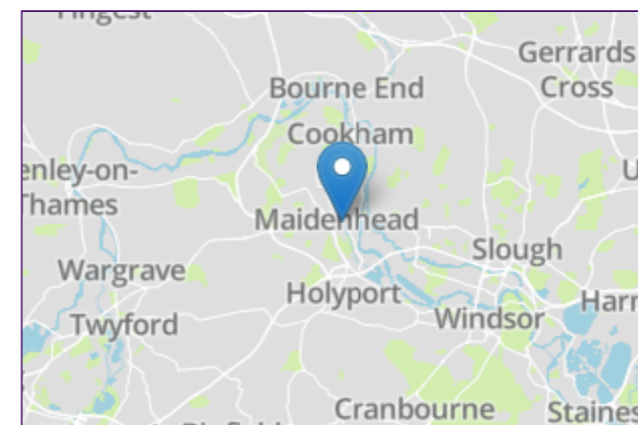


**Total Approximate Floor Area**  
667 Square feet  
62 Square metres



**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### External

To the front the property is accessed via a communal entrance hall. To the rear there is a single garage located in a communal block and an allocated parking space.

### Location

This property is conveniently located centrally in the Town Centre. The Railway station is a short walk away - providing fast links into London Paddington (fast trains approx. 20 minutes). The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy.

### Schools And 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, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

### Council Tax

Band C