



\*\*\*NO CHAIN\*\*\* This impressive top-floor 2 bedroom apartment is situated within a highly sought-after secure gated community, perfectly positioned only a short distance from Maidenhead Town Centre and the train station. Boasting an abundance of natural light streaming through large windows and French doors that open onto a private balcony, this home offers spacious and comfortable living in a convenient and desirable location.

Upon entering the apartment, you are welcomed into a spacious reception room that serves as the heart of the home. This bright and airy living area is enhanced by large windows and French doors that lead out onto the balcony, offering the perfect spot for relaxing or entertaining while enjoying views over the surrounding area. Adjoining the living area is the well-appointed kitchen, which provides ample countertop and storage space to meet every culinary need.

The apartment features two generously sized bedrooms, one serviced by an ensuite shower room and the other by the family bathroom.

Additional benefits include secure gated access to the community, providing peace of mind and a safe environment, as well as an allocated parking space making parking straightforward and hassle-free. This property represents an outstanding opportunity to acquire a stylish, well-positioned home within a sought-after development in Maidenhead.

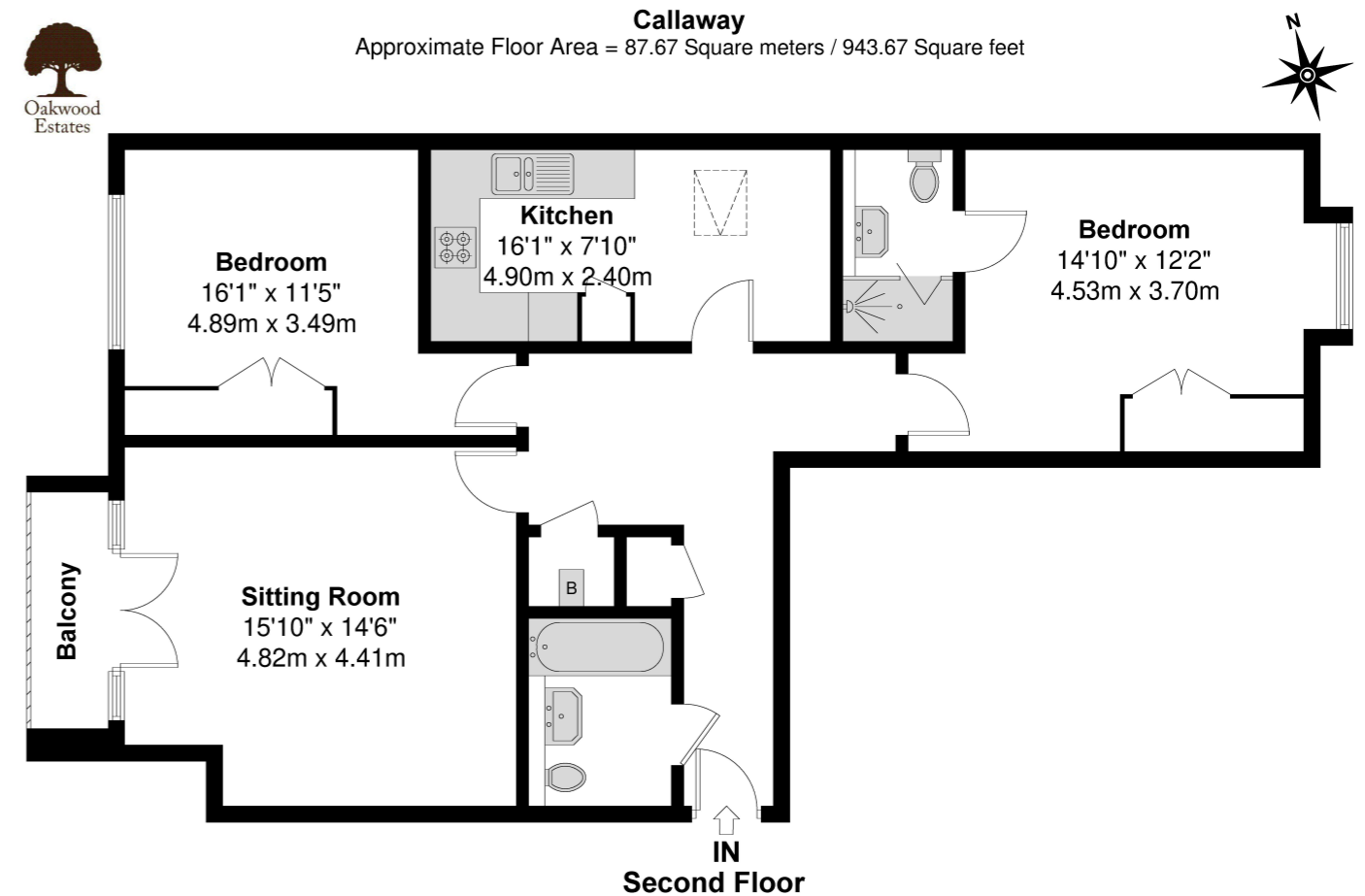


## Property Information

-  NO CHAIN
-  CLOSE PROXIMITY TO MAIDENHEAD TOWN CENTRE & TRAIN STATION
-  ENSUITE & FAMILY BATHROOM
-  TOP FLOOR 2 BEDROOM APARTMENT
-  SECURE GATED COMMUNITY
-  CLOSE TO AMENITIES
-  ALLOCATED PARKING SPACE
-  PRIVATE BALCONY

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

## Floor Plan



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.

### Lease

105 Remaining years on the lease

Ground Rent £429.42

Interim payment for Service charge is £1,827.03. (6 months)

### 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.

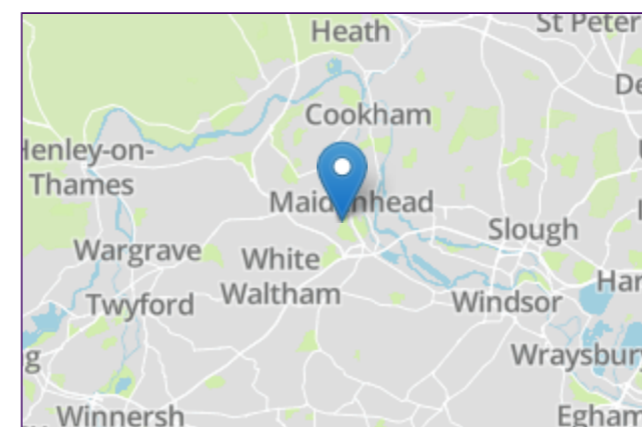
### Schools And Leisure

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

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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	