



This excellent ground floor apartment which consists of a well appointed kitchen, a 20ft sitting/dining room, two spacious double bedroom featuring wardrobe space and a three piece bathroom.

This ground floor apartment is situated in a popular development exclusively for the over 55s. Being located conveniently close to the town centre, (0.2 miles) Crescent Dale provides easy access to Maidenhead's varied selection of shops and essential services. Maidenhead benefits from a mainline station from which the frequent Elizabeth Line service runs direct to London Paddington and Canary Wharf. Beneficial to road users, the development enjoys a prime location for accessing M4, as well as M25 and M40.

With no onward chain complications this well presented flat would make a wonderful home for someone looking for a quick purchase.



Property Information

-  OVER 55'S DEVELOPMENT ONLY
-  0.1 MILE FROM CROSSRAIL AND MAIDENHEAD TOWN CENTRE.
-  NO CHAIN
-  RESIDENT AND GUEST PARKING
-  20FT SITTING/DINING ROOM
-  LANDSCAPED COMMUNAL GARDEN
-  FIRST FLOOR WITH LIFT ACCESS
-  TWO BEDROOM

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

Schools And Lesiure

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.

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.

Council Tax
Band C

Floor Plan



Crescent Dale
Approximate Floor Area = 50.71 Square meters / 545.83 Square feet

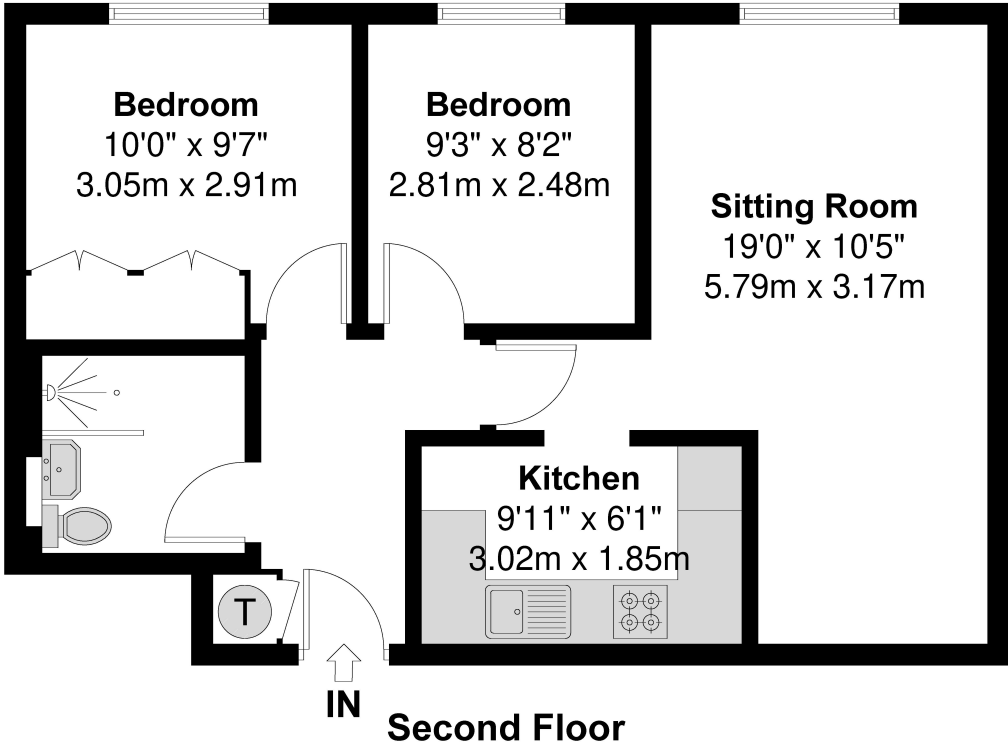
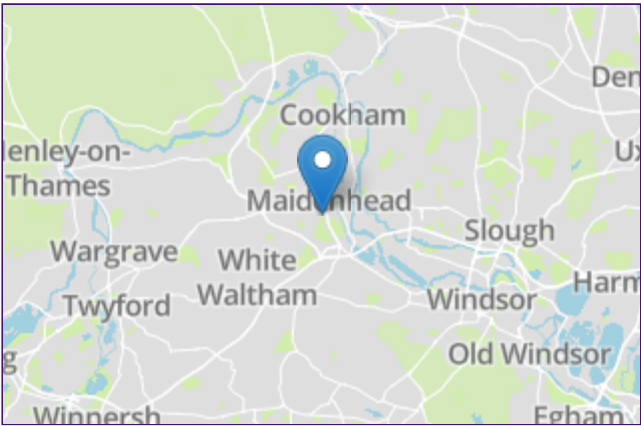


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(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		