

This perfect FIRST TIME PURCHASE is located only 200 yards from Burnham train station (Elizabeth Line), making commuting into the city as easy as it has ever been. The local area is further benefitted with excellent school catchments, the highly sought after Burnham Grammar school is only a short walk away, as are several excellent local primary schools.







The apartment itself is a charming TWO bedroom property which offers spacious rooms throughout. Space is offered in abundance in all areas. The main living room is an impressive 18FT and is part of an open plan living/kitchen/dining room. A private balcony is accessed via the lounge. Both of the bedrooms are large double bedrooms, the master measures at 17FT. A modern family bathroom is also included and is located just off the entrance hallway. The entire property has been maintained extremely well and it is ready for the next owners to move straight in.

In the communal areas there is a lift that will take you up to your floor. Allocated parking is included and is located in the private car park (parking space - No 24).





Property Information

-  TWO BEDROOMS
-  ALLOCATED PARKING
-  LIFT AVAILABLE IN BLOCK
-  IDEAL FIRST TIME PURCHASE
-  0.2 MILES TO BURNHAM STATION  
(ELIZABETH LINE)
-  EXCELLENT CONDITION THROUGHOUT
-  PRIVATE BALCONY



x2

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Lease Information

The remaining lease length: 80 years  
The current service charge amount is: £236.50 pcm  
The current annual ground rent is: £150 pa

Transport Links

Nearest stations:  
Burnham (0.2 mi)  
Taplow (1.7 mi)  
Slough (2.3 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one miles away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

Location

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

Schools

PRIMARY SCHOOLS:  
Cippenham School  
0.4 miles away State school

Priory School  
0.6 miles away State school

Our Lady of Peace Catholic Primary and Nursery School  
0.6 miles away State school

Lent Rise School

Floor Plan

