



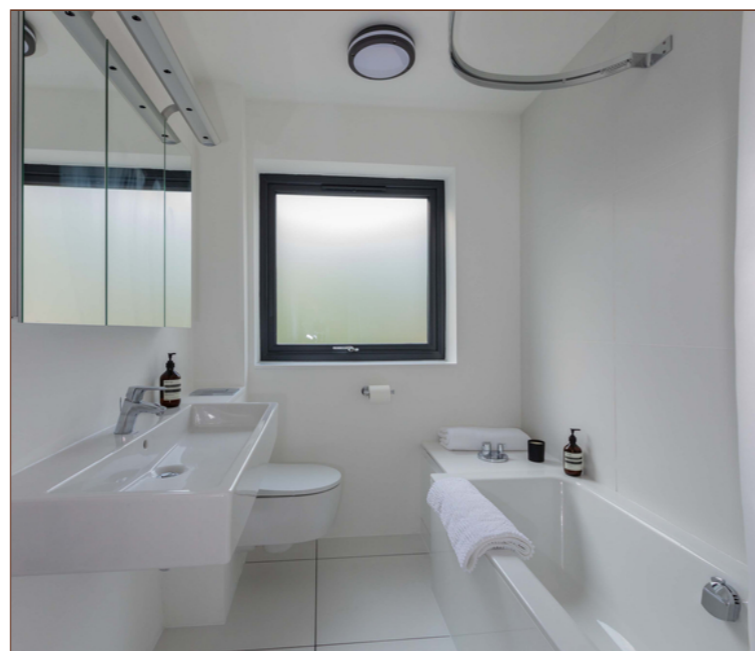
Set in an idyllic, riverside position, this immaculately presented two double bedroom property has been beautifully refurbished to a high-end finish.

The spacious apartment is light and airy and features two sets of French doors leading out to the exquisite garden from both the lounge/diner and master bedroom.









Walk out into the inviting south-facing garden onto impressive decking which spans the entire width of the property and enjoy the breathtaking views, tranquil surroundings and a superb lawn which is bordered by mature shrubs and trees.

Affording a luxurious newly-fitted kitchen and bathroom with premium appliances and fixtures, this stunning property is ready to greet the most discerning of buyers.

A truly rare find, this exceptional home also benefits from a Share of Freehold, separate garage and no maintenance charges.



Property Information

-  NO CHAIN
-  LARGE PRIVATE GARDEN
-  PREMIUM RIVERSIDE LOCATION
-  TWO DOUBLE BEDROOMS
-  TURN KEY CONDITION
-  GARAGE
-  DRIVEWAY PARKING FOR 2 CARS
-  CONTEMPORARY KITCHEN AND BATHROOM

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

Sports 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 is close by with many walks to be enjoyed along the Thames Path. The local area has many other 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.

Location

This property is conveniently located within a short drive to Maidenhead Town Centre. The Railway station is just over 2 miles away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. Cookham village is just 1.6 miles away and enjoys a wide variety of popular pubs and restaurants

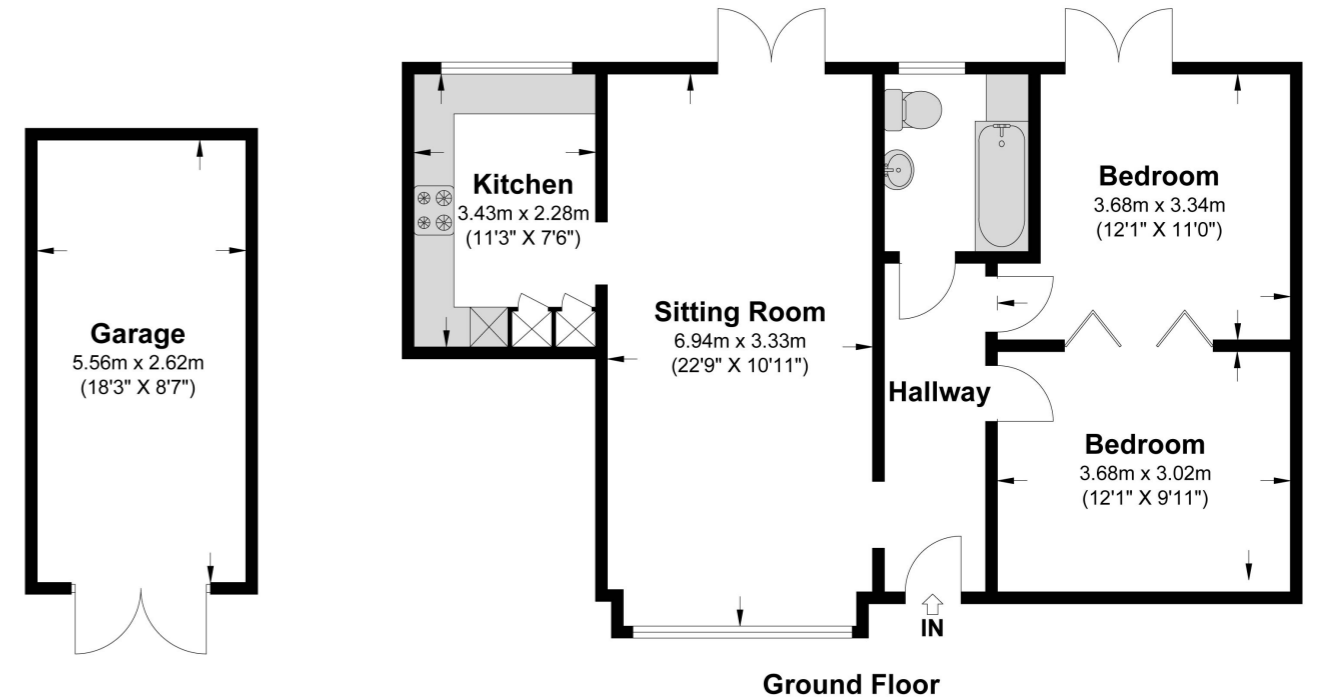
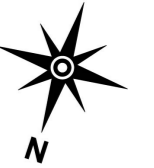
Council Tax

Band D

Floor Plan

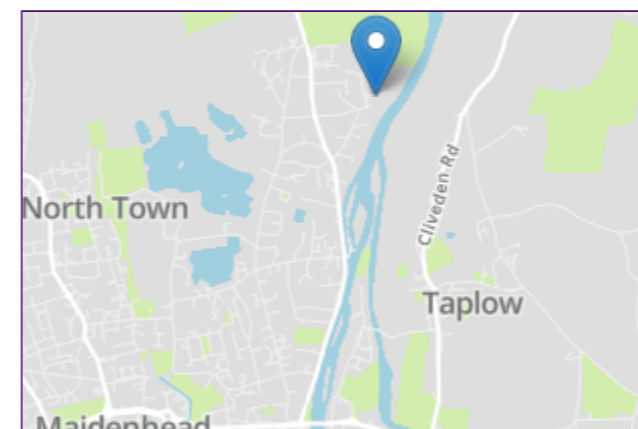


Islet Park
 Approximate Floor Area
 704.39 Square feet 65.44 Square metres (Excluding Garage)
 Garage Area 156.83 Square feet 14.57 Square metres
 Total Area 861.22 Square feet 80.01 Square metres (Including Garage)



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	77
(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			