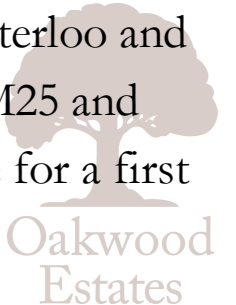


This double bedroom ground floor apartment is centrally positioned within extensive grounds, just a short walk from Datchet Green/Train Station (Waterloo Line) and other local village amenities including shops, restaurants and cafes. The property is offered to the market well presented and features a 13ft lounge/diner, a 11ft fitted kitchen, a modern three piece bathroom, and a generous double-sized bedroom. Externally you can find extensive communal grounds with large enclosed level lawn area to the rear, with ample space for parking on site as well as an assigned single garage with up and over door. Transportation links are excellent, with the property being a short walk from Datchet train station which provides direct links to London Waterloo and Windsor, as well as major road networks including the M4, M25 and Heathrow Airport. This property would make an ideal purchase for a first time buyer or someone looking for an investment.

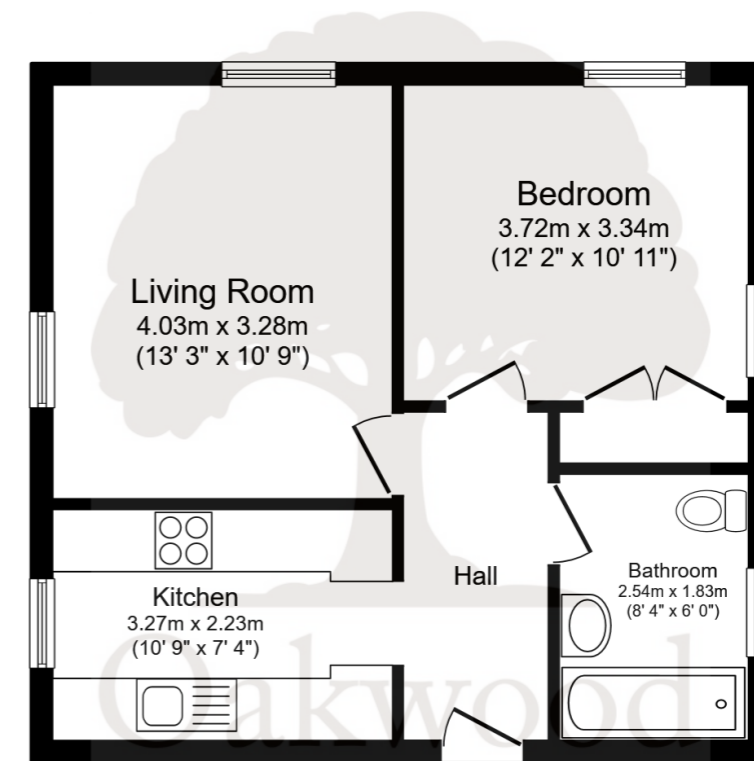


## Property Information

-  COUNCIL TAX BAND - C
-  GENEROUS GROUNDS
-  PARKING ON THE GROUNDS
-  ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT
-  LEASE - 89 YEARS REMAINING
-  13FT LOUNGE/DINER
-  11FT KITCHEN
-  16FT GARAGE
-  CENTRALLY LOCATED NEARBY TO STATION (WATERLOO LINE)

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

## Floor Plan



**Floor Plan**  
Floor area 42.5 m<sup>2</sup> (457 sq.ft.)

TOTAL: 42.5 m<sup>2</sup> (457 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



### External

Extensive communal grounds with large enclosed level lawn area to the rear, with ample space for parking as well as an assigned single garage with up and over door.

### Transport Links

Nearest stations:

Datchet (0.2 miles)

Sunnymeads (1.1 miles)

Windsor & Eton Riverside (1.3 miles)

The M4 (J5) which is about a mile away, provides access to Heathrow, London, the West Country and the M25.

### Council Tax

Band C

### Lease Information

Length of Lease = 89 years remaining

Service Charge = £95 per month

Ground Rent = £350 per year

### Council Tax

Band C

