






A well presented TWO bedroom ground floor apartment, quietly situated in a well regarded development just a short walk walk from Maidenhead centre/railway station. Comprising of a light and bright sitting/dining room with sliding patio doors onto a private patio, a well appointed kitchen, two double bedrooms and ample parking. Further benefits include a low service charge of £1188 per annum, communal gardens and no onward chain complications

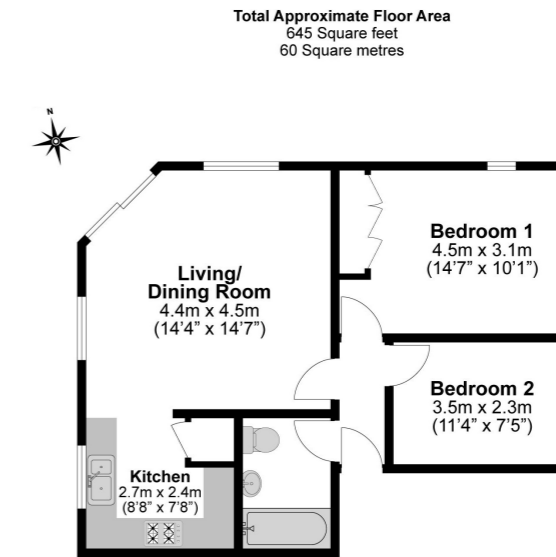


Property Information

-  NO CHAIN
-  GROUND FLOOR 2 BEDROOM FLAT
-  SPACIOUS FLAT
-  NATURAL LIGHT
-  COMMUNAL PARKING
-  CLOSE TO TOWN CENTRE AND TRAIN STATION
-  WELL PRESENTED KITCHEN
-  95 YEARS REMAINING ON LEASE
-  SECURE DEVELOPMENT
-  COMMUNAL GARDENS

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

Floor Plan



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.

External

Externally there is private patio, well maintained communal gardens and plentiful parking

Location

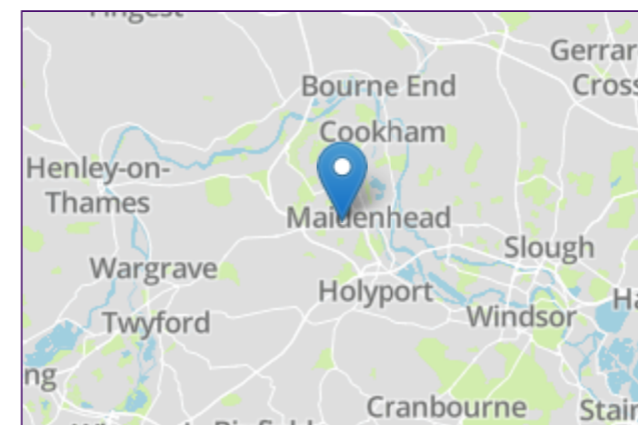
This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.6 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London.

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 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.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			