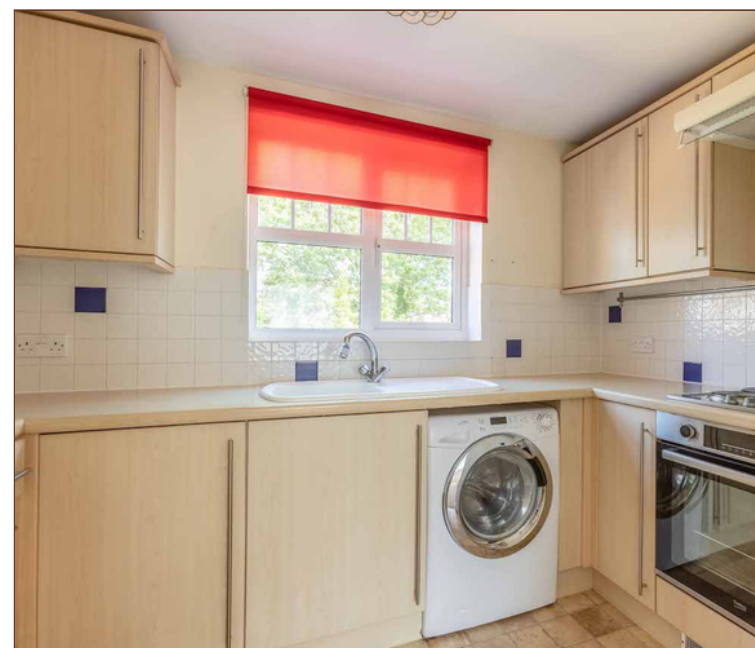




Petty Cross is a desirable cul de sac located just 200 yards to Burnham train station, which provides direct commuting links into Central London via the Elizabeth Line.

The property itself is a perfect first time buy or investment purchase. The property is located on the first floor and has a south facing elevation. Internally the apartment comprises of TWO double bedrooms & TWO bathrooms, which are the main family bathroom and an en suite shower room to the master bedroom. The remainder of the apartment is made up of the main lounge and separate kitchen. The property has been very well maintained and is ready for the next owners to move straight in.

This home comes with an allocated parking bay and is being sold WITH NO ONWARD CHAIN, the sales can move to your desired timescales.



Property Information

-  FIRST FLOOR APARTMENT
-  SOLD WITH NO ONWARD CHAIN
-  ALLOCATED PARKING
-  CUL DE SAC LOCATION
-  102 YEAR LEASE LENGTH
-  TWO BATHROOMS
-  0.2 MILES TO BURNHAM STATION
(ELIZABETH LINE)
-  SOUTH FACING ELEVATION



x2

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Lease Details

From information provided to us from the vendor we understand the lease details the be as below:

Current remaining lease length - 102 Years
Current Ground Rent - £150 per annum
Current Service Charge - £204 pcm

Transport Links

Nearest stations:

Burnham (0.2 miles)
Taplow (1.5 miles)
Slough (2.4 miles)

The M4 (jct 7) is approximately 0.5 miles distant, the M40 (jct 2) is also nearby and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections & the Elizabeth Line to Paddington are available from Burnham and Maidenhead. A direct train into London Waterloo is also available via Windsor & Eton Riverside station.

School

PRIMARY SCHOOLS:
Cippenham School
0.2 miles away State school

Priory School
0.5 miles away State school

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

Western House Academy
0.8 miles away State school

Lynch Hill Primary School
1.0 miles away State school

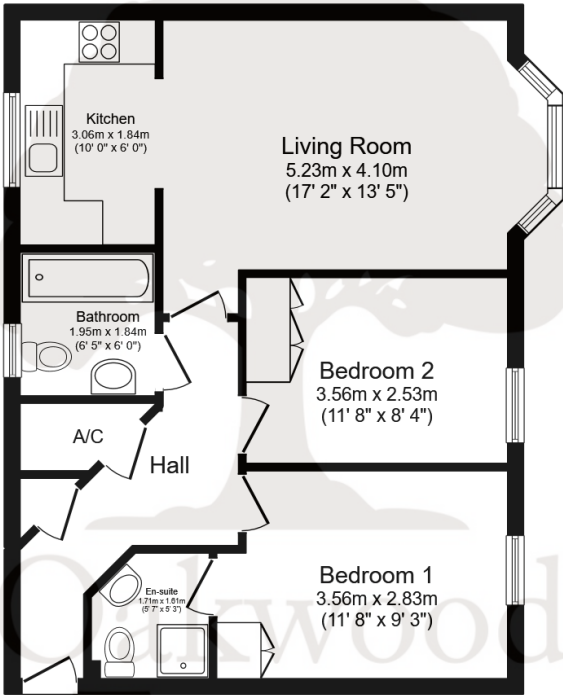
SECONDARY SCHOOLS:
Burnham Grammar School
0.8 miles away State school

Haybrook College
0.4 miles away State school

Al-Madani Independent Grammar School
0.2 miles away Independent school

Council Tax
Band B

Floor Plan



Floor Plan

Floor area 60.4 sq.m. (650 sq.ft.)

Total floor area: 60.4 sq.m. (650 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.



