



This two double bedroom first floor period conversion apartment forms part of a 19th Century mansion and is offered to the market as recently renovated but keeping many of its original character features.











The layout features a 14ft refitted lounge/kitchen with a breakfast bar and sash windows and recently installed double glazing, a refitted three piece bathroom, a utility area, a master bedroom with fitted wardrobes and further second bedroom with space for a double bed. The property also benefits from a newly installed boiler.

Externally the communal gardens are mainly laid to lawn with wooded areas sheltering the property from the road, and providing a sense of seclusion and exclusivity. The property includes an 17ft garage with further residents parking available.

This apartment is offered to the market with a share of freehold and is an ideal purchase for anyone looking for a peaceful location. There is no onward chain allowing for the possibility of a quick sale.



Property Information

-  TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
-  RECENTLY RENOVATED
-  REFITTED BATHROOM
-  GARAGE
-  SHARE OF FREEHOLD - 980 YEARS REMAINING
-  PERIOD CONVERSION FORMING PART OF 19TH CENTURY MANSION
-  14FT LOUNGE/KITCHEN
-  UTILITY AREA
-  RESIDENTS PARKING
-  NO CHAIN

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

External

Approached via a long driveway winding through impressive grounds, Hitcham Grange is an elegant period mansion which has been converted into luxurious apartments. Points of architectural interest include full height canted bay windows and a stucco façade. The apartment provides views of the grounds, which are mainly laid to lawn with wooded areas sheltering the property from the road, and providing a sense of seclusion and exclusivity. The property benefits from its own garage (last one on right-hand side), with further shared driveway parking available for residents.

Adaptions

The property benefits from a new boiler and plumbing and has also had a full rewire.

Location

The property is located in a semi-rural position to the north of Taplow, close to the River Thames and the amenities of Maidenhead. Within a short drive there are restaurants, but not only that, within walking distance (5 mins walk / 0.3 miles) there's an award-winning country dining pub and large supermarkets including a Sainsbury's and a Tesco Superstore. With excellent connections into London and beyond, the village is ideal for London airports; road links are easily accessible via the A404(M) and M4 motorway. Taplow is in a great location for families, with an extensive range of schools for children of all ages in the vicinity. TRAIN SERVICES: Regular Crossrail services running from both Taplow (0.8 miles) and Maidenhead (2.9 miles) travel to Reading (15 minutes) and into Central London (Queen Elizabeth Line).

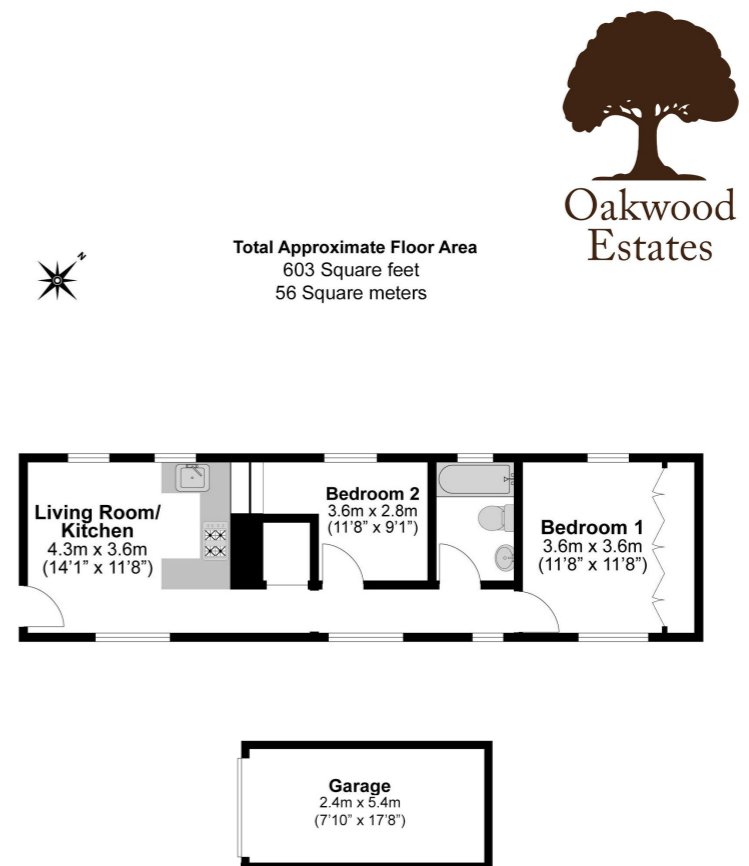
Lease Information

We understand from the vendor that the property is held on a share of freehold with a 980 year lease with a service charge of £220 pcm and peppercorn ground rent.

Council Tax

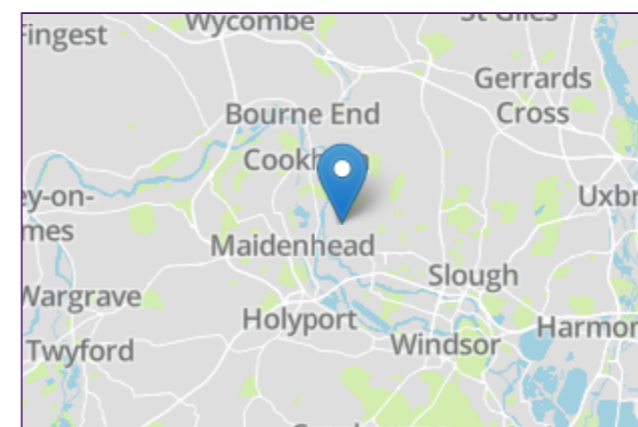
Band C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			