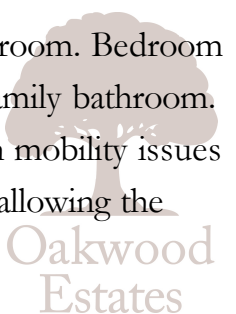











This light and spacious ground floor apartment is situated in a popular and secure gated development within easy driving distance of Maidenhead station, Crossrail and the Town Centre. The immaculate property features a primary bedroom with ensuite shower room, bedroom two and a family Bathroom, a generous open plan Kitchen/Living/Dining Room. Further benefits include plentiful storage and the apartment is in a fantastic turn key condition, with communal gardens and secure parking.


To the front of the property there is parking with an allocated space as well as visitor parking. The Kitchen/Living/Dining Room is a bright and spacious with patio doors providing direct access to the communal gardens. The modern fitted kitchen has a full range of wall and floor mounted units set to ample work tops and includes integrated appliances.

The Primary Bedroom Suite has fitted wardrobes and a contemporary ensuite shower room. Bedroom Two has patio doors on to the communal garden and has access to the 'Jack and Jill' family bathroom. Additionally, there are good bus routes to town as this flat is suitable for someone with mobility issues or elderly who may not be able to drive. Added benefits include no onward chain allowing the possibility of a quick sale.



Property Information

-  GROUND FLOOR APARTMENT
-  NO CHAIN
-  SHORT DRIVE OF TOWN CENTRE AND STATION (ELIZABETH LINE)
-  OPEN PLAN LIVING AREA
-  TWO DOUBLE BEDROOMS
-  MAIN BEDROOM WITH ENSUITE
-  COMMUNAL GARDENS

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

Location
Located to the south of Maidenhead town centre in the heart of Cox Green village, with a supermarket with post office and two pubs just a few moments away. The setting is convenient for the road commuter with the A404(M) about half a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney

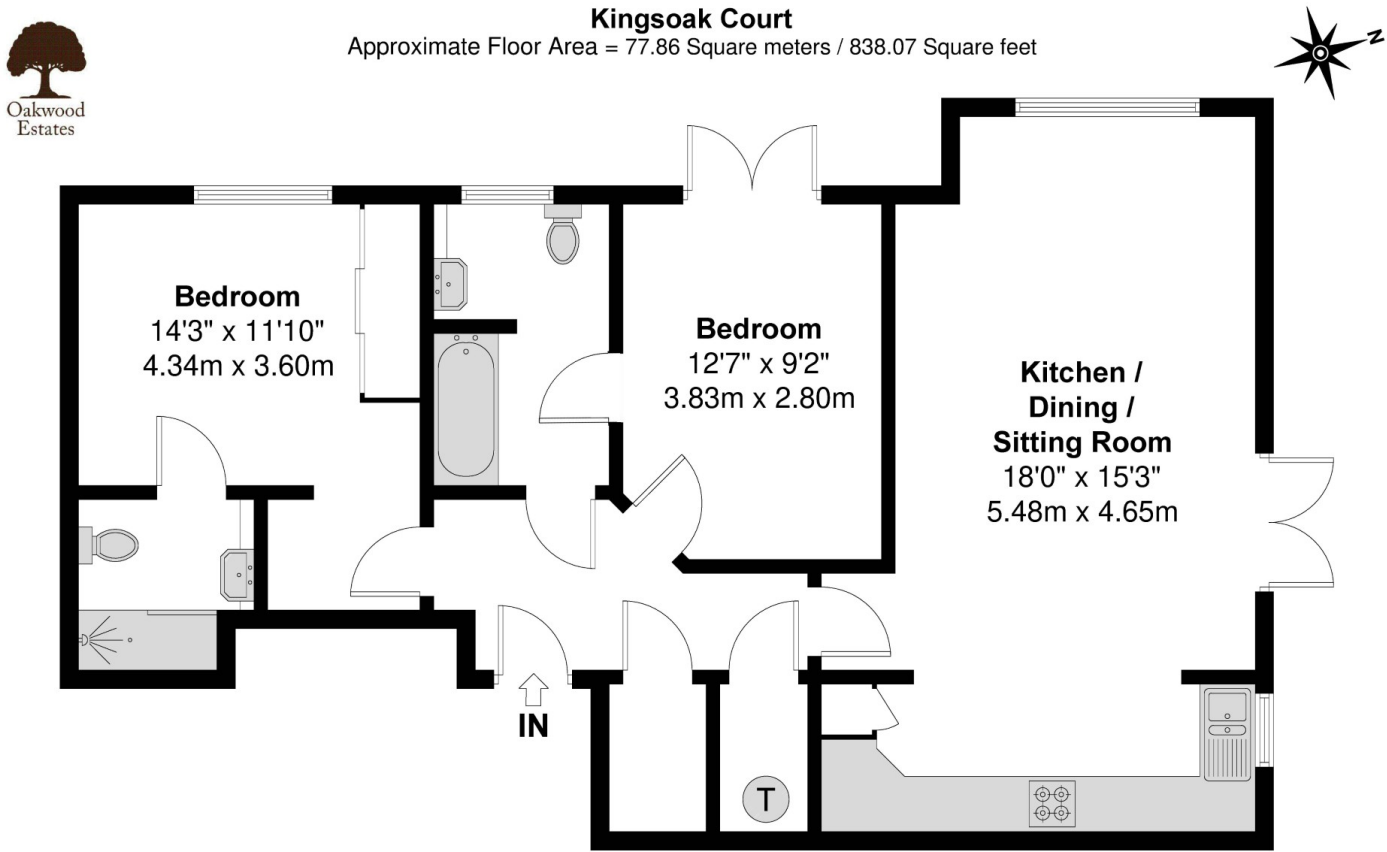
Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 1.8 miles with direct access to London Paddington and is served by the Elizabeth Line.

Schools
There is a selection of excellent schooling options nearby including Lowbrook Academy and Newlands Girls School, as well Claires Court and St Pirans

Lease Information
Ground rent is currently £275 per year
Lease length is 135 years.
Service charge last year was for 2024-25 was £2907

Council Tax
Band D

Floor Plan



Ground Floor

Illustration 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.

