

Lowestoft Drive is a highly sought residential area popular with families and commuters. Located 0.3 miles to Burnham station and a short distance to M4 junction 7. Several excellent school catchments, local amenities and stunning countryside walks such as Burnham Beeches & Cliveden are all easily accessible.





This property itself is an ideal first time purchase. The home has been maintained to a high order throughout and is ready for the next owners to move straight in. Consisting of TWO double bedrooms, spacious lounge, modern bathroom and separate kitchen. Several parking bays are available on a first come first serve basis.





This apartment is offered to the market with NO ONWARD CHAIN and ready for you to make this property your home.





## Property Information

-  TWO DOUBLE BEDROOMS
-  POPULAR LOCATION
-  NO ONWARD CHAIN
-  100 + YEARS LEASE

-  GROUND FLOOR
-  0.3 MILES TO BURNHAM STATION  
(ELIZABETH LINE)
-  GOOD CONDITION THROUGHOUT
-  AMPLE PARKING BAYS

					
<b>x2</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>N</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Lease Information

From information provided to us by the seller the current lease length is in excess of 100 years, the service charge is £1100 per annum & the ground rent is £200 per annum.

### Transport Links

Nearest stations:

Burnham (0.3 miles)  
Taplow (1.2 miles)  
Slough (2.8 miles)

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

### Location

Burnham offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Slough, Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

### Schools

PRIMARY SCHOOLS:  
Priory School  
0.3 miles away State school

Our Lady Of Peace School  
0.3 miles away State school

Cippenham School  
0.5 miles away State school

Lent Rise School  
0.6 miles away State school

Lynch Hill School  
1.0 miles away State school

SECONDARY SCHOOLS:  
Burnham Grammar School  
0.6 miles away State school

Haybrook College  
0.4 miles away State school

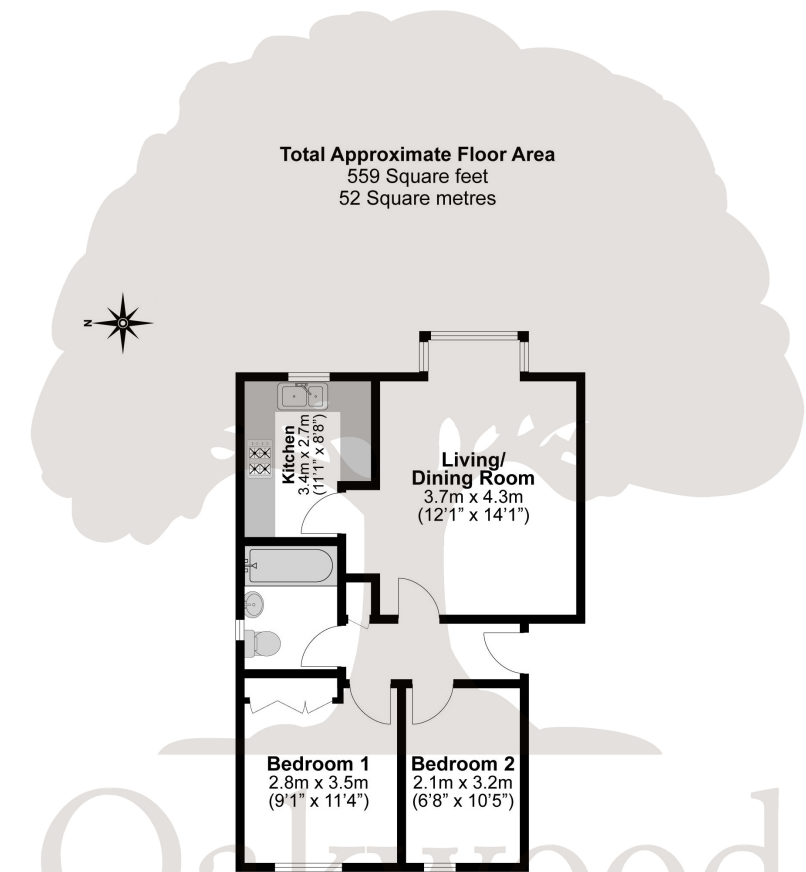
Al-Madani Independent Grammar School  
0.1 miles away Independent school

The Westgate School  
1.2 miles away State school

### 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.

