










This two double bedroom top 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 an 18ft lounge/diner with sash windows, a refitted kitchen, two double bedrooms, a refitted 3 piece bathroom, and a hallway. 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 18ft garage with further residents parking available. This apartment is offered to the market with a share of freehold and no onward chain allowing for the possibility of a quick sale.



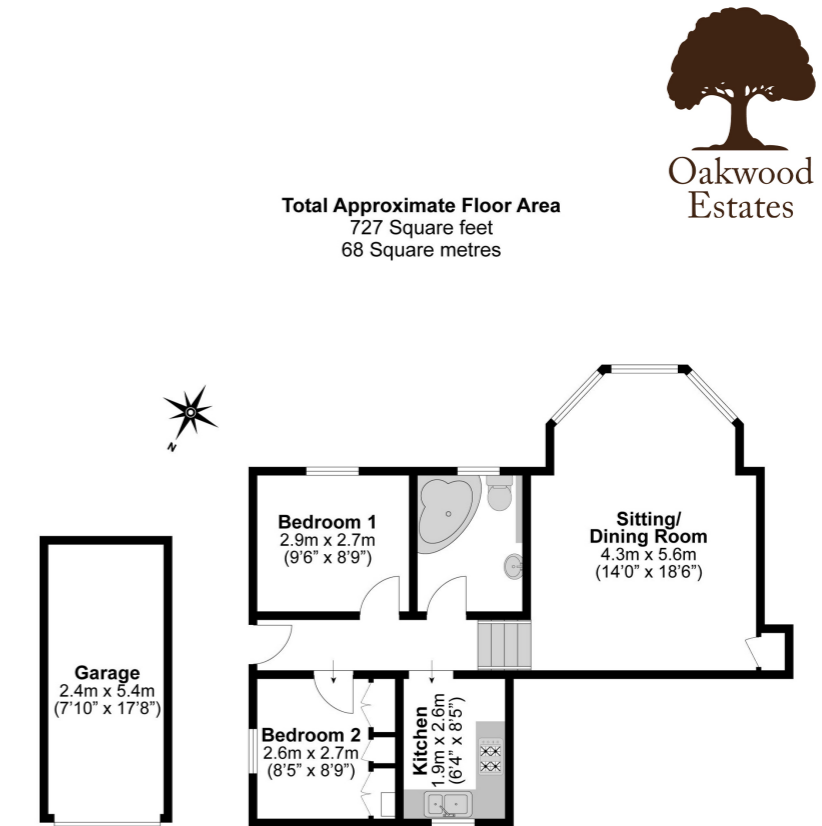


## Property Information

-  TWO DOUBLE BEDROOM TOP FLOOR APARTMENT
-  COMMUNAL GARDENS
-  RECENTLY REFURBISHED AND BEAUTIFULLY PRESENTED THROUGHOUT
-  PEPPERCORN RENT
-  NO CHAIN
-  19TH CENTURY CHARACTER TWO BED
-  SHARE OF FREEHOLD
-  996 YEAR LEASE
-  GARAGE

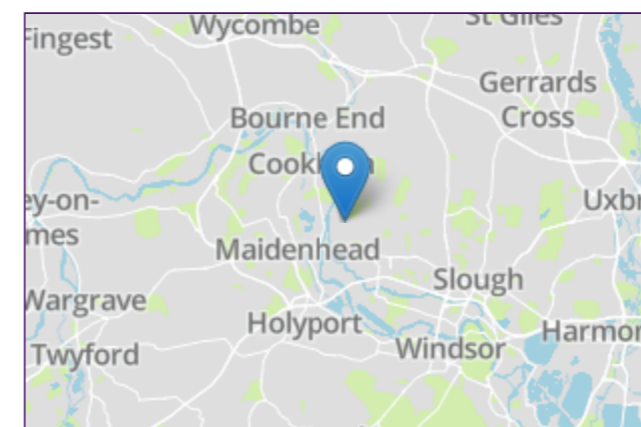
					
x2	x1	x1	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## 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.



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

### 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 living room provides views of and direct access to the grounds, which is 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 private access and garage, with further shared driveway parking available.

### 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 services running from both Taplow (0.8 miles) and Maidenhead (2.9 miles) travel to Reading (15 minutes) and London Paddington (25 minutes). The future arrival of Crossrail in the region is set to enhance commuting into central London.

### Lease Information

We understand from the vendor that the property is held on a share of freehold with a 996 year lease with a service charge of £220 pcm and peppercorn ground rent.

### Council Tax

Band C