



An opportunity to acquire a centrally located two bedroom apartment second floor apartment with BONUS STUDY featuring a large open plan kitchen/reception with space for dining and entertaining, a main bedroom with en suite bathroom, a second double bedroom with balcony, a further reception room which could be used as a study or bedroom and a well appointed family bathroom

Further benefits include secure entry system, lift access, allocated parking and a long lease of 115 years remaining

Situated within Maidenhead Town Centre and ideally located for the Crossrail train station, we feel this property would make an excellent first time buy or investment opportunity

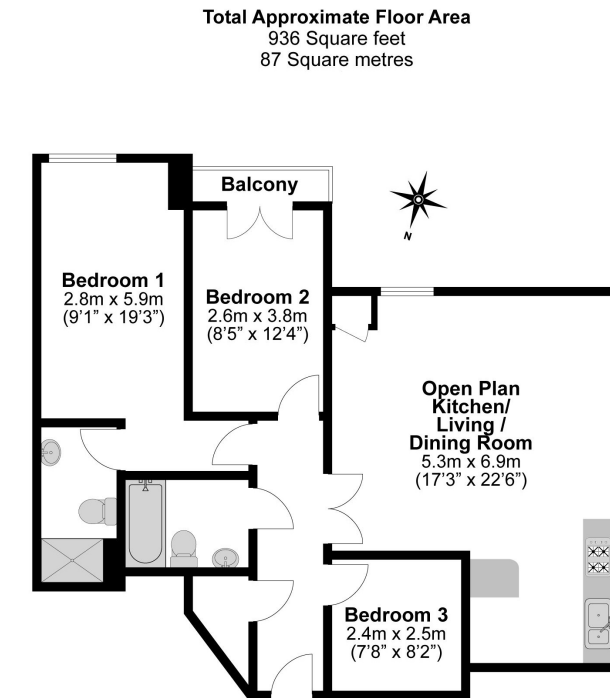


Property Information

-  115 YEARS LEFT REMAINING ON THE LEASEHOLD
-  WALKING DISTANCE TO TRAIN STATION
-  THREE BEDROOMS
-  EN SUIT AND FAMILY BATHROOM
-  WALKING DISTANCE TO TOWN CENTRE
-  SECURE UNDERGROUND PARKING
-  CLOSE TO RIVER THAMES
-  PLENTIFUL STORAGE

					
x2	x1	x2	x1	N	N
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.

External

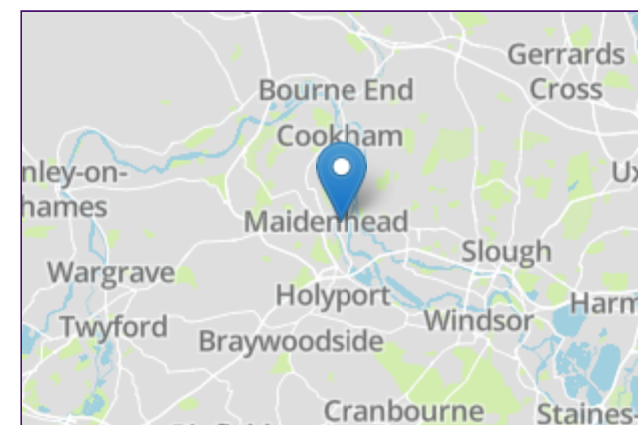
The property benefits from allocated parking and secure entry system

Location

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.9 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	