



This stylish apartment is located in the heart of Maidenhead town centre within walking distance of the Crossrail station with direct access to the Elizabeth Line and close to the many amenities, bars and restaurants that the town has to offer.

The property features a double bedroom with built in storage, a contemporary open plan kitchen/reception room with space for dining and entertaining and a modern, well appointed family bathroom.

There is a balcony so you can enjoy the fresh air and views of Maidenhead. With 243 years remaining on the lease, we feel this property would make an ideal first time buy or investment purchase.



## Property Information

-  LOW MAINTENANCE
-  HEART OF MAIDENHEAD TOWN CENTRE
-  CLOSE TO BARS AND RESTAURANTS
-  OPEN PLAN LIVING
-  WALKING DISTANCE TO CROSSRAIL AND TRAIN STATION (ELIZABETH LINE)
-  ONE BEDROOM TOP FLOOR APARTMENT

					
<b>x1</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>

### Schools And Leisure

There are numerous local sports clubs including tennis, rowing, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails including routes through Holyport to Fifeild and beyond. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including the popular Holyport College.

### Location

This home is conveniently located close to amenities and a wide range of primary and secondary schools centrally to Maidenhead. There is ample transport options both via bus, car and train. Maidenhead station provides access to Crossrail and GWR fast trains to London Paddington. For commuter routes by car, junction 8/9 of the M4 are accessed via the A404(M) or A308(M) are within easy reach providing access to the M25, Heathrow Airport, London and the West Country.

### Lease Information

The service charge is £136.28 a month and £0 ground rent.  
243 Years left on lease.

### Council Tax

Band C

## Floor Plan



**Trinity Place**  
Approximate Floor Area = 51.95 Square meters / 559.18 Square feet

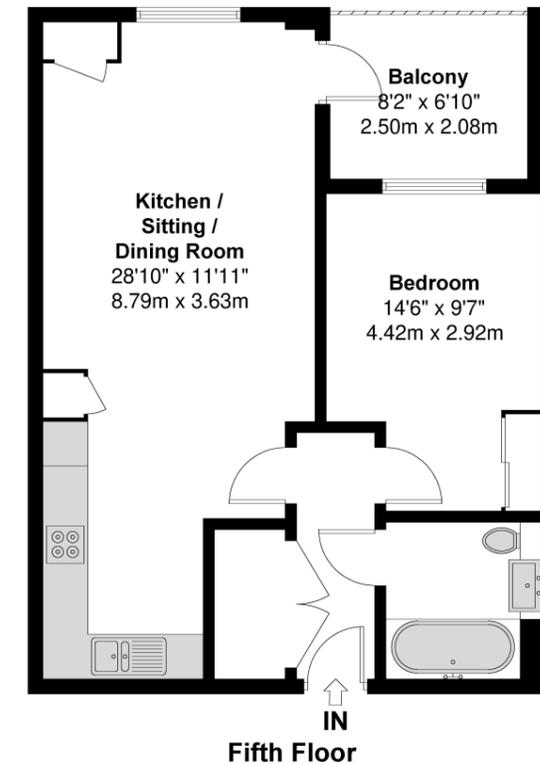
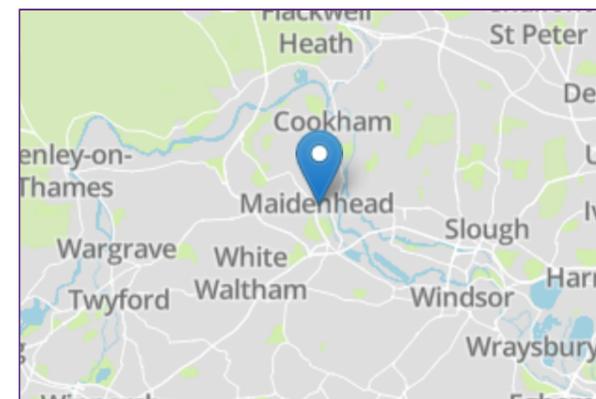


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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