

Walpole Road is a popular residential area located on the borders of Burnham. A development that is always in demand due to its excellent location. Burnham train station and M4 JCT 7 are both located only 0.3 miles away and makes commuting for work easier than ever before.

The apartment itself is a purpose built ONE bedroom apartment located on the first floor of this block. Consisting of ONE double bedroom, lounge, kitchen and modern bathroom. The is ample space throughout. The access into the communal area are via a securely locked front door.

This property is an ideal first time purchase. The current owner has kept the property in good condition and it is ready to the next owner to move straight in.



Property Information

-  GAS CENTRAL HEATING
-  0.3 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)
-  92 YEARS LEASE
-  RESIDENTS PARKING
-  PERFECT FIRST TIME PURCHASE
-  UPVC DOUBLE GLAZING
-  PURPOSE BUILT
-  ONE DOUBLE BEDROOM

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

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.

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.

Lease Information

From details passed to us by the vendor we understand the current lease details to be as below:

- Current lease length - 92 Years.
- Current ground rent £180 annually
- Current service charges £1560 annually this includes your water

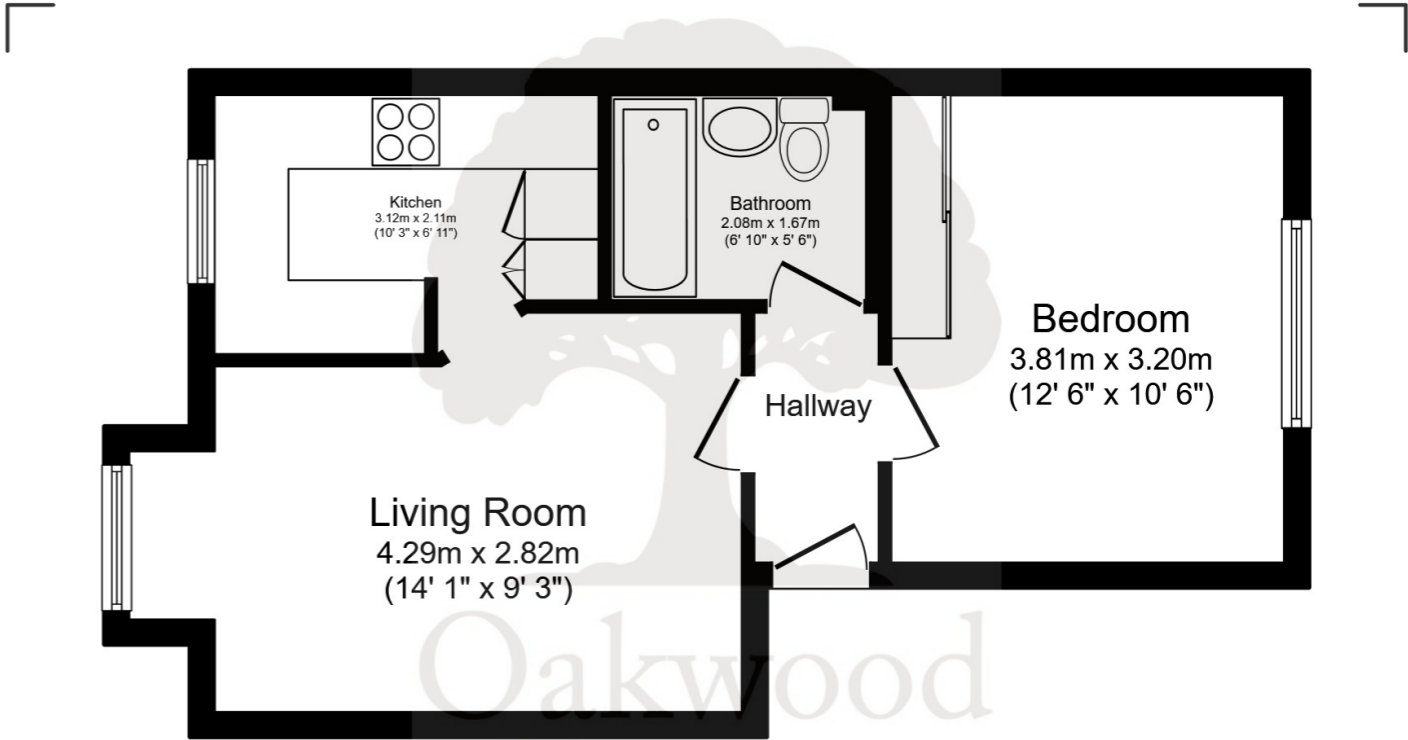
Upgrades

- The property has combination boiler
- Gas central heating
- UPVC Double glazing
- A bay window
- A new door entry system that has been installed recently
- Combination boiler
- A new mixer tap sink and toilet installed

Council Tax

Band B

Floor Plan



Floor Plan

Floor area 39.4 sq.m. (424 sq.ft.)

Total floor area: 39.4 sq.m. (424 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



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.

