



A spacious and well presented two bedroom apartment just a short walk from Furze Platt and Maidenhead Town Centre and Crossrail station.

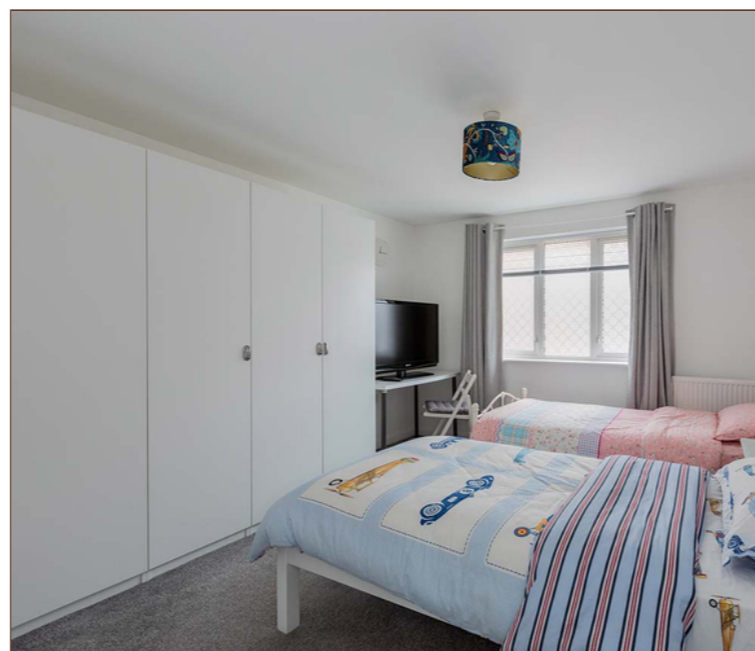
The property features two large double bedrooms with built in storage, a well appointed family bathroom and two storage cupboards.

The light and bright open plan kitchen and reception room run the width of the apartment and benefit from a wonderful private balcony.

Further benefits include allocated parking for Two cars and well maintained communal gardens.

Due to the condition and location of this superb apartment we feel it would make an ideal first time purchase or investment.

The Ground Rent is £250 per annum and the Maintenance Charge is £1100 per annum. The lease is 125 years with 116 years remaining.



Property Information

-  TWO ALLOCATED PARKING BAYS
-  MODERN
-  GAS HOB
-  CLOSE TO A NUMBER OF GOOD SCHOOLS
-  PRIVATE ENTRANCE
-  PLENTIFUL STORAGE
-  TWO DOUBLE BEDROOMS
-  NO CHAIN
-  CLOSE TO STATION

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

Location

This property is conveniently located within 0.3 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from the Crossrail and redevelopment of the town centre. 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.

External

Externally, the property benefits from a private balcony, Two allocated parking spaces, one being under a car port with a large storage cupboard and communal gardens

Sports And Leisure

There are numerous local sports clubs including tennis, rugby, rowing 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 the National Trust woodland at Maidenhead Thicket and Pinkneys Green. 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

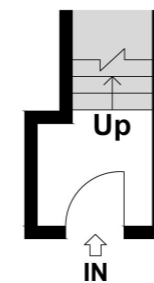
Council Tax

Band D

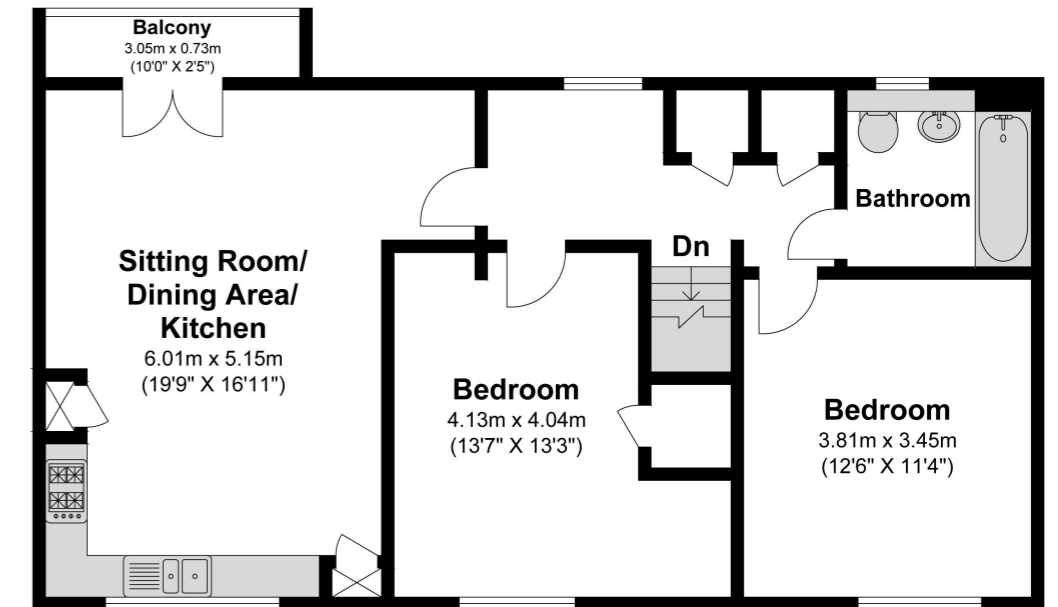
Floor Plan



Horsley Road
Approximate Floor Area 805.78 Square feet 74.86 Square metres



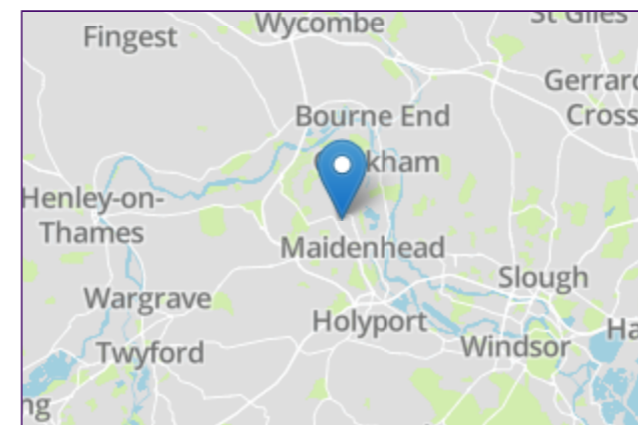
Ground Floor



First Floor

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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	