











With NO ONWARD CHAIN and ideally located within the ever popular Boulders Meadow development is this luxury two bedroom apartment. Having been recently redecorated and set within easy walking distance of Maidenhead town centre, Crossrail station and the River Thames, viewing is recommended.

The property comprises of security entrance system, entrance hall with storage cupboard and office space, a dual aspect open plan kitchen/reception, a good sized master bedroom with en suite and built in wardrobes, a further bedroom with built in wardrobes and a well appointed family bathroom.

This energy efficient property also benefits from underground allocated parking space, generous visitor parking, bike storage and well maintained communal grounds. With a contemporary design throughout, this light and bright apartment comes to the market in "show home" condition, we feel the apartment is excellent value.



## Property Information

-  NO ONWARD CHAIN
-  TWO DOUBLE BEDROOMS
-  TWO BATHROOMS (1 EN-SUITE)
-  VISITOR PARKING
-  CLOSE TO RIVERSIDE
-  WALKING DISTANCE OF MAIDENHEAD TOWN & CROSSRAIL
-  AMPLE STORAGE
-  UNDERGROUND ALLOCATED PARKING
-  COMMUNAL GARDENS
-  OPEN PLAN KITCHEN & RECEPTION ROOM

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

### Location

This property is conveniently located within a short walk to the Town Centre as well as Maidenhead Riverside. The Railway station is approximately 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from the Crossrail Development via the Elizabeth Line 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.

### Schools And Leisure

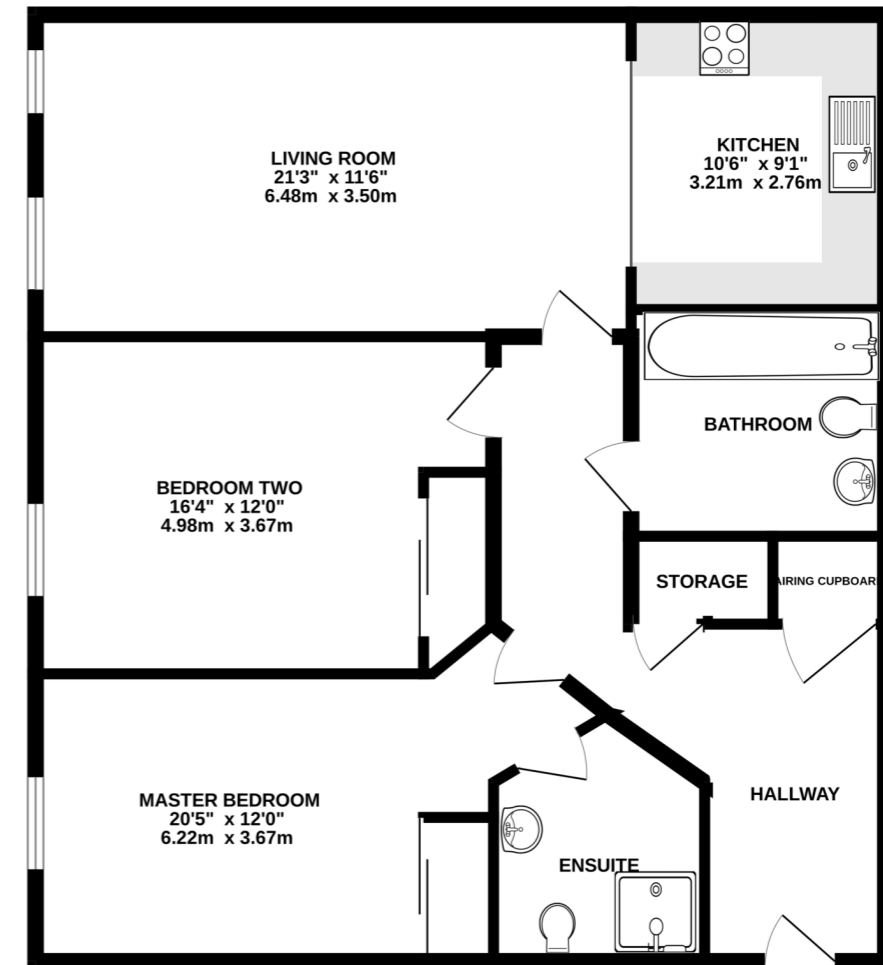
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National 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

### Property Information

For lease information please contact agent  
 £500 ground rent per annum  
 £2,400 service charge per annum

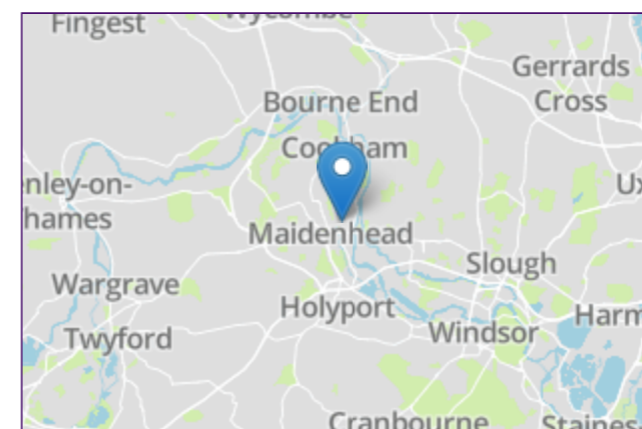
## Floor Plan

### FIRST FLOOR



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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	80	80
(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	