








An excellent TWO double bedroom apartment in the popular Cox Green area of Maidenhead which comes to the market with no onward chain complications. Featuring a newly fitted contemporary kitchen, a well appointed family bathroom, two spacious double bedrooms and well sized light and bright reception room.

Further benefits include a large storage cupboard and access to communal gardens

Due it's ideal location and turn key condition, we feel this property would make a superb first time buy or investment



## Property Information

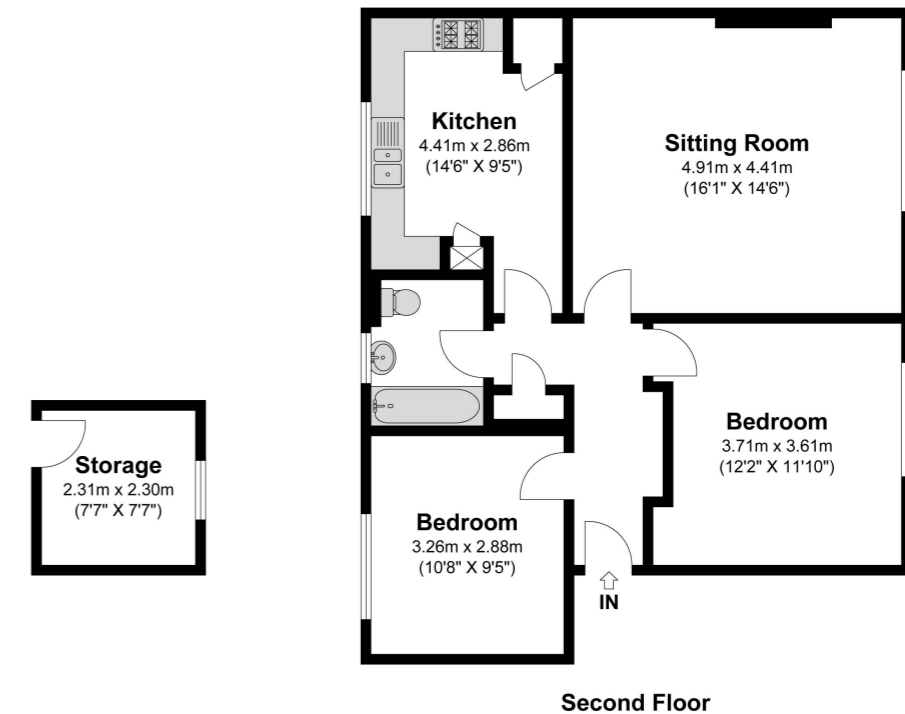
-  NO CHAIN
-  REFURBISHED THROUGHOUT
-  CLOSE TO AMENITIES
-  COMMUNAL GARDEN
-  TWO DOUBLE BEDROOMS
-  CLOSE TO A NUMBER OF GOOD AND EXCELLENT SCHOOLS
-  PERFECT FIRST TIME BUY OR INVESTMENT

					
x2	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



## Northumbria Road

Approximate Floor Area  
 737.75 Square feet 68.54 Square metres (Excluding Storage)  
 Storage Area 57.16 Square feet 5.31 Square metres  
 Total Area 794.91 Square feet 73.85 Square metres (Including Storage)



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.

### Location

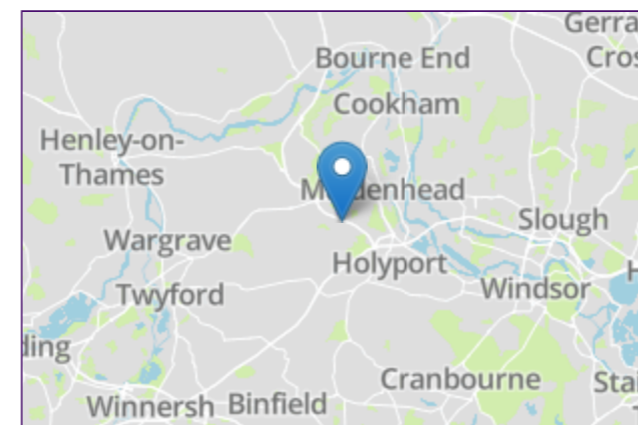
The Cox Green area of Maidenhead is situated to the western edge of the town and is ideally located with the train station approx. 1.5 miles away and the A404(M) easily accessible which links to the M40 and the M4, both accessing London, the wider motorway network and the West Country. Nearby amenities include a golf course, an indoor swimming pool and leisure centre, a multiplex cinema and a number of popular pubs and restaurants. Excellent schools can be found nearby, both in the independent and state sectors. Crossrail services into London are available from Maidenhead station and provide fast links into the city

### 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. There are a number of good and excellent schools close by including Wessex Way Primary School and Cox Green Secondary School

### Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(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	