

Located in the heart of Maidenhead town centre and close to the newly developed canal side area is a two double bedroom apartment which comes to the market in turnkey condition. Featuring an open plan contemporary kitchen/reception room with built in appliances and breakfast bar, a principal bedroom with dressing area and modern en suite bathroom, a further double bedroom, a well appointed family bathroom, storage cupboard and allocated parking space in a gated car park. Built in 2005 to a high standard by Nicholas King Home.

This stylish apartment close to the many amenities, bars and restaurants that Maidenhead has to offer would make the perfect first time buy or investment.

Property Information

-  ALLOCATED PARKING
-  HEART OF MAIDENHEAD TOWN CENTRE
-  TURN KEY CONDITION
-  TWO BATHROOM (1 EN-SUITE)
-  TWO DOUBLE BEDROOM
-  WALKING DISTANCE TO MAIDENHEAD TRAIN STATION (CROSSRAIL)
-  LOCAL BARS AND RESTAURANT ON YOUR DOORSTEP

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

Sport 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.

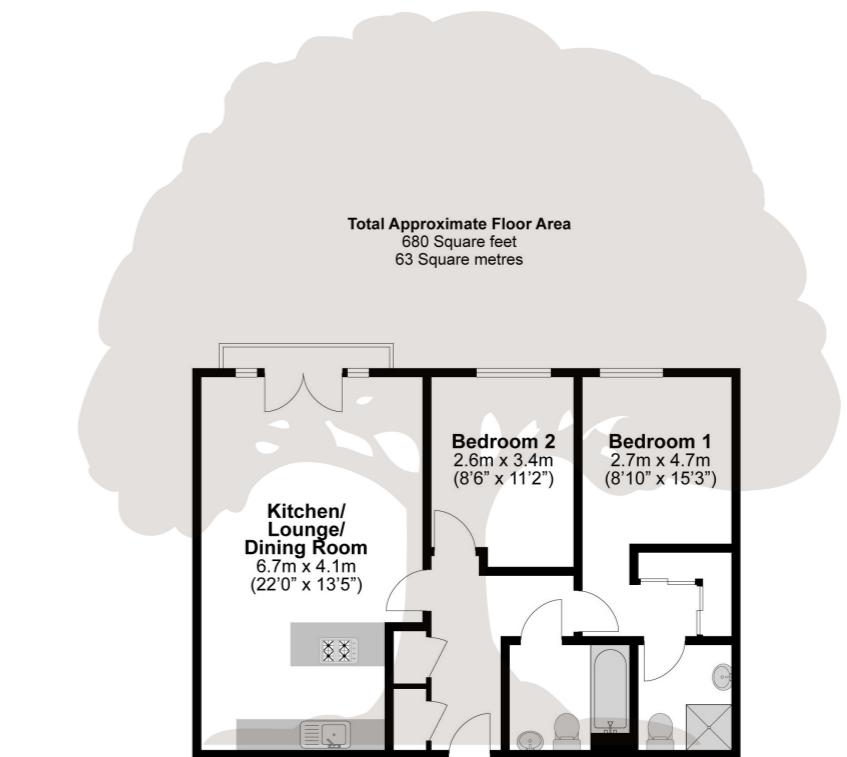
Location

This property is conveniently located within the Town Centre and just a 5 minute walk from the Maidenhead Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also under a mile away providing access to the Thames Path and other popular walking routes. Maidenhead also benefits from the Crossrail Development and further regeneration 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.

Council Tax

Band C

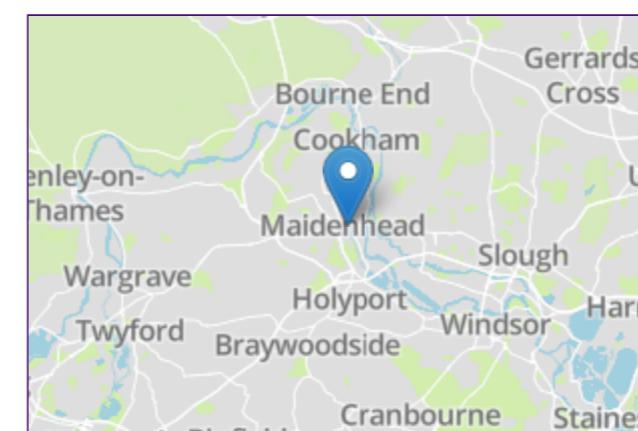
Floor Plan



Oakwood
Estates

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 Govview.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		
(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			