



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000

An ideally located ground floor two double bedroom maisonette situated in this sought-after and convenient location within walking distance of the town centre and Maidenhead station (Paddington/Elizabeth Line). This spacious property features two large double bedrooms, a well appointed kitchen, an newly installed and adapted shower room, good size private garden, garage in block, residents parking and access to communal gardens.

Lease 37 years remaining.





Property Information

- TWO DOUBLE BEDROOMS
- CASH BUYERS ONLY
- BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £175,000
- BEING SOLD VIA 'SECURE SALE'
- GROUND FLOOR MAISONETTE
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- THIS PROPERTY WILL BE LEGALLY PREPARED ENABLING ANY INTERESTED BUYER TO SECURE THE PROPERTY IMMEDIATELY ONCE THEIR BID/OFFER HAS BEEN ACCEPTED.
- NO CHAIN INVITING A QUICK SALE

x2

Bedrooms

x1

Reception Rooms

x1

Bathrooms

0

Parking Spaces

Y

Garden

Y

Garage

**Lease Information**  
For lease extension information please call the agent.  
No service charge. round rent £0 per year. Garage maintenance £20 per year. Insurance £350 per year.

**Location**  
The property is ideally located for the commuter, being only 1.4 miles from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants.

**Schools And Leisure**  
The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by. 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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

**Council Tax**  
Band C

Floor Plan

