



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, a 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**
- BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £175,000**
- GROUND FLOOR MAISONETTE**
- THIS PROPERTY WILL BE LEGALLY PREPARED ENABLING ANY INTERESTED BUYER TO SECURE THE PROPERTY IMMEDIATELY ONCE THEIR BID/OFFER HAS BEEN ACCEPTED.**

- CASH BUYERS ONLY**
- BEING SOLD VIA 'SECURE SALE'**
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE**
- NO CHAIN INVITING A QUICK SALE**

<b>x2</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>Y</b>	<b>Y</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Lease Information

For lease extension information please call the agent. No service charge. ground 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

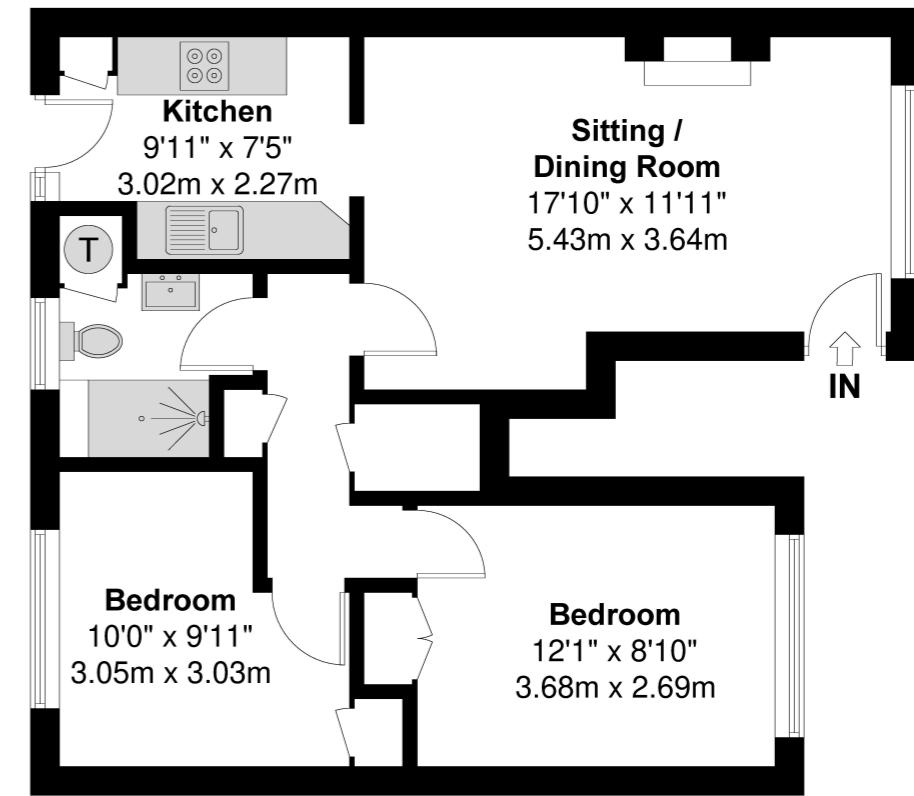
Band C

# Floor Plan



## Audley Drive

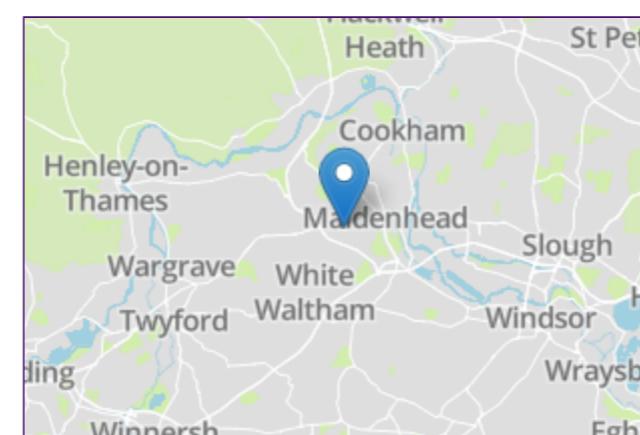
Approximate Floor Area = 54.71 Square meters / 588.89 Square feet



## Ground Floor

Illustration 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	73
(55-68)	D	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		