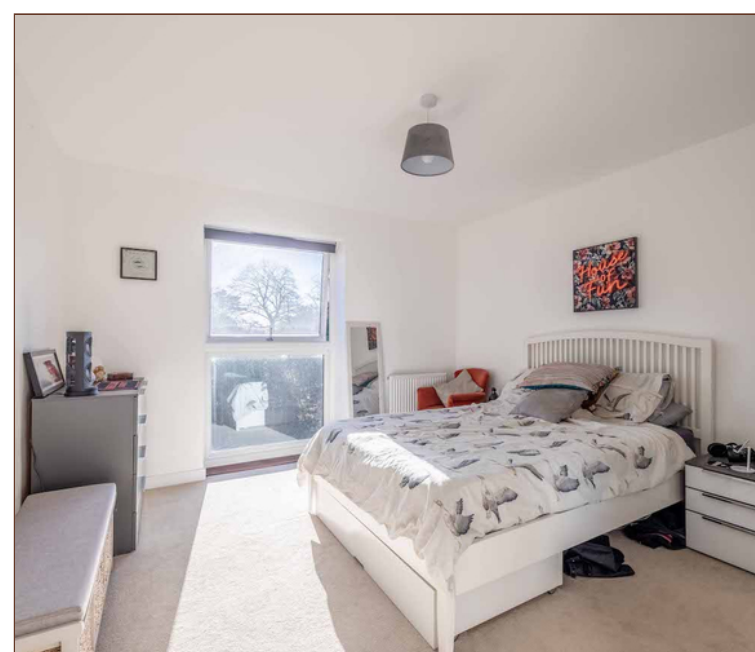
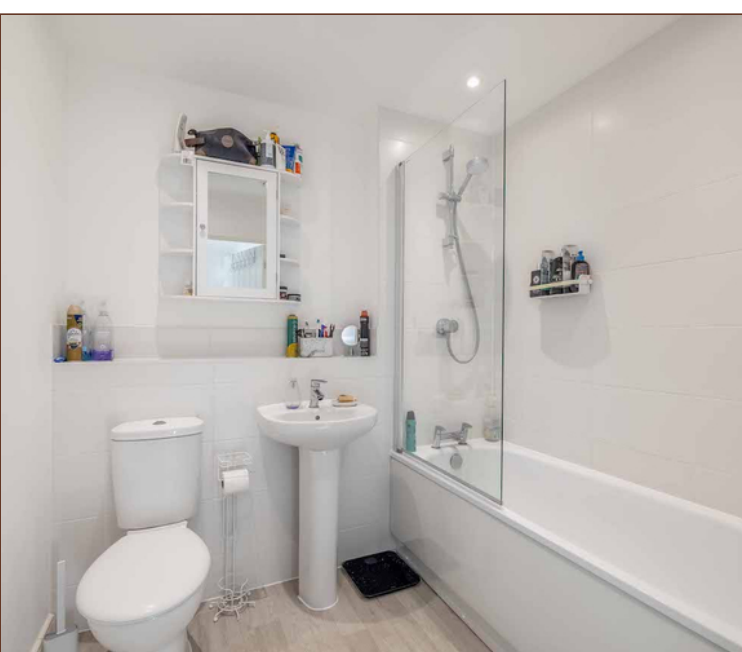
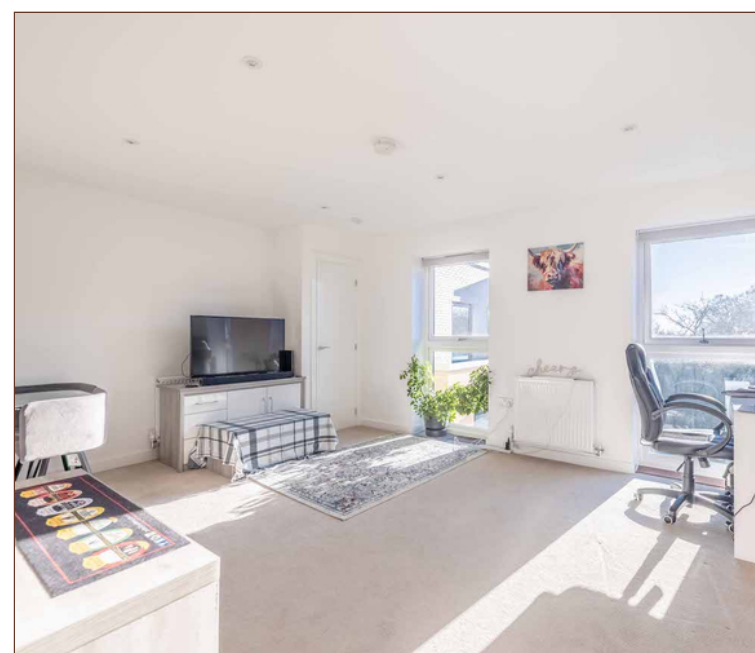
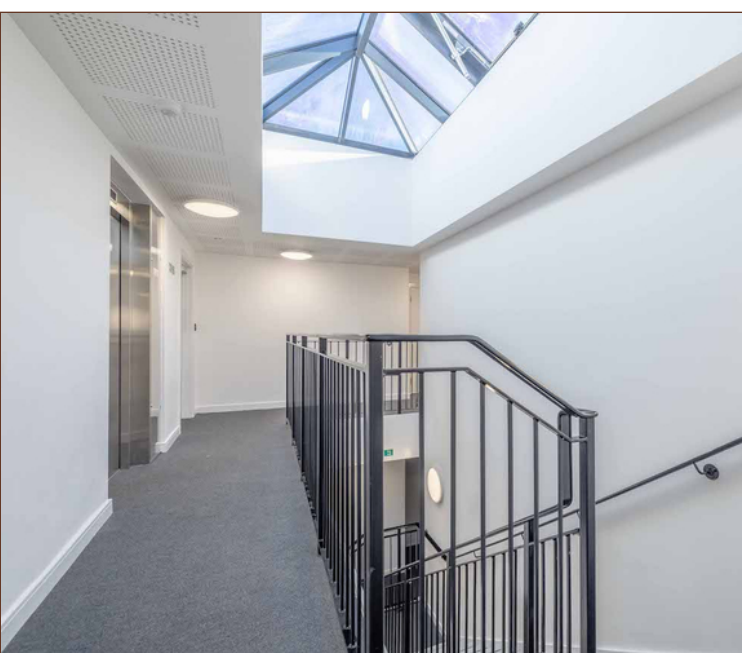




Kennet House is a wonderful modern development which is less than 5 years old. This exclusive development still exudes that new build feeling throughout and also benefits from a remaining new build warranty which is still currently valid.

The apartment itself is immaculately presented and ready for the next owners to move straight in. The internal space comprises of a large double bedroom, open plan living/kitchen/dining area and a modern bathroom. The kitchen is completely integrated with new appliances. The wonderful home also comes with an allocated parking space. It is truly the perfect first time purchase for anyone looking to get onto the property ladder.

The development is located just 0.6 miles to Burnham train station, from here there are direct train lines into central London via the Elizabeth Line). M4 Jct 7 is just a stone's throw away and also provides links into central London and the West Country.



Property Information

-  ONE BEDROOM APARTMENT
-  LESS THAN 5 YEARS OLD
-  CLOSE TO M4 JCT 7
-  ALLOCATED PARKING SPACE
-  IMMACULATE CONDITION THROUGHOUT
-  0.6 MILES TO TAPLOW BURNHAM STATION (ELIZABETH LINE)
-  EASILY ACCESSIBLE TO LOCAL AMENITIES
-  900 + YEAR LEASE

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

TRANSPORT LINKS

Nearest stations:
Taplow (1.1 miles)
Burnham (0.6 miles)
Maidenhead (2.7 miles)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

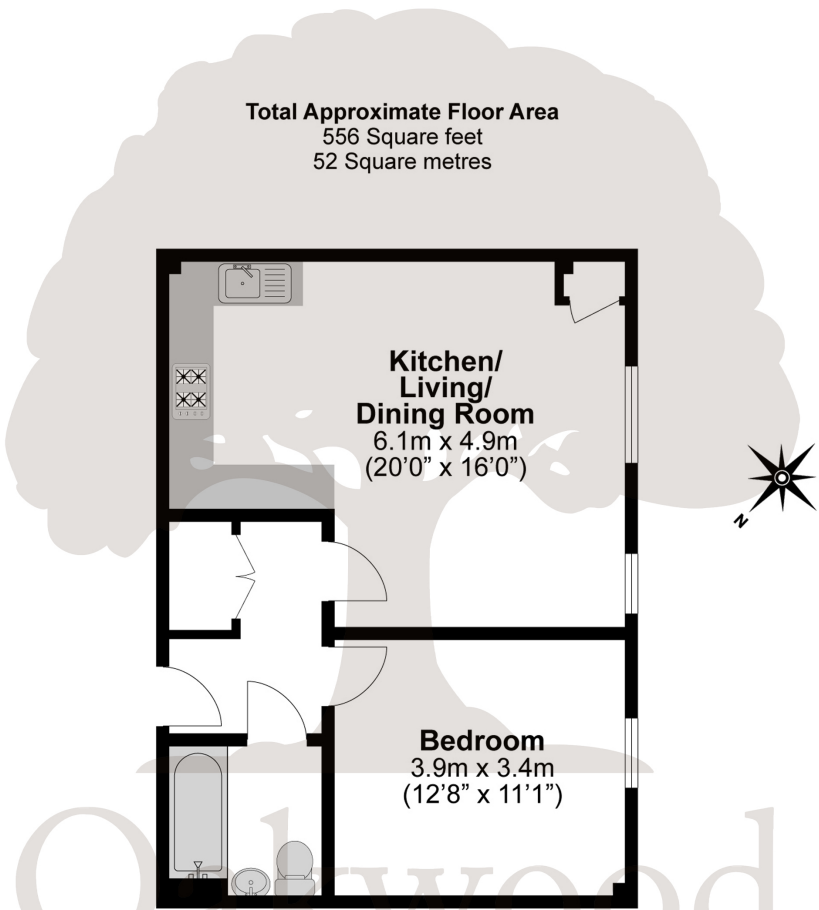
LOCATION

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the

M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

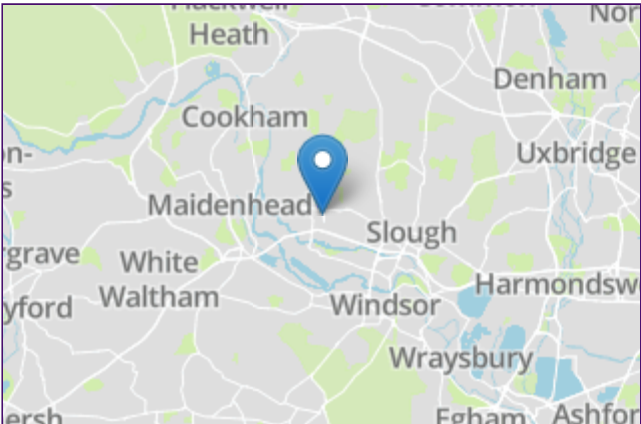
The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

Floor Plan



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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		