







This ideal first time purchase is located on a quiet cul des sac in Burnham Village. The location is fantastic for young families due to being located a stone's throw away from the highly sought after Lent Rise School and only a short distance to Burnham Grammar School. All those looking to commute for work are in luck, both Taplow & Burnham train stations are under 1 mile away and both provide links into Central London via the Elizabeth Line.

The apartment itself is a wonderfully spacious two bedroom first floor apartment. The home consists of TWO spacious bedrooms, an 18ft lounge/diner, modern family bathroom and a separate kitchen area. The property is offered to the market with NO ONWARD CHAIN and can move at your pace!

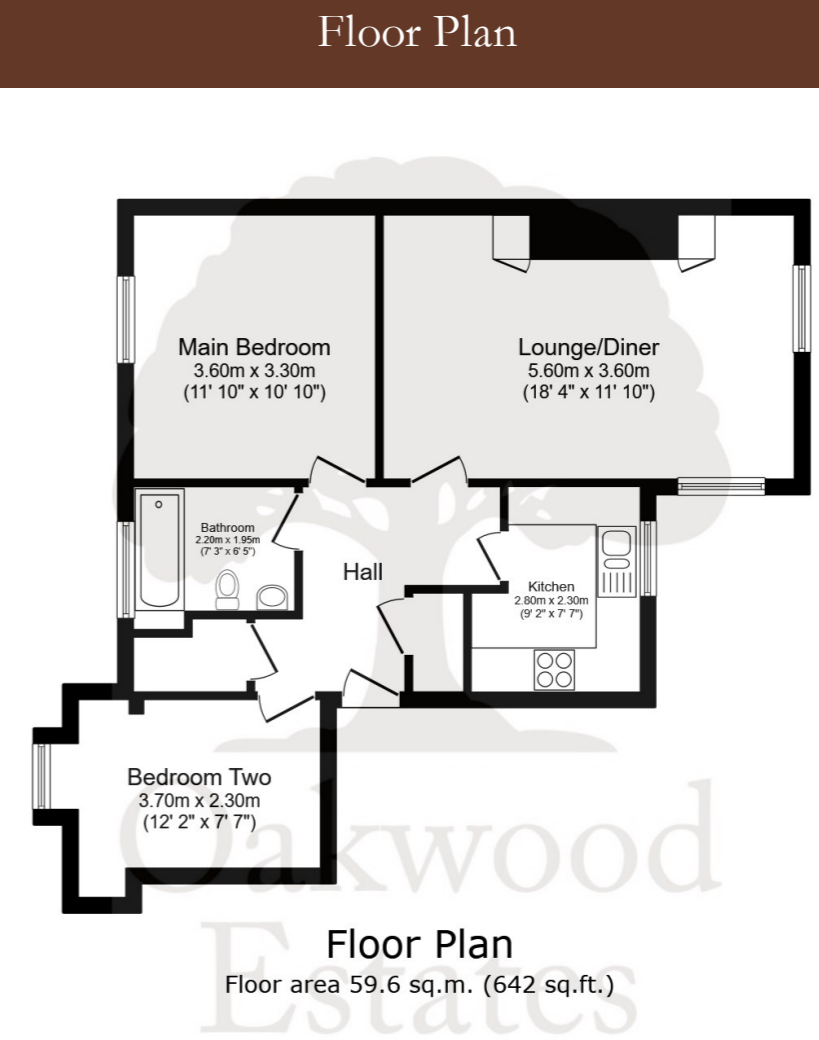
This home also comes with allocated parking, which can be found in a secure gated car park behind the block.



Property Information

-  TWO BEDROOMS
-  NO ONWARD CHAIN
-  0.7 MILES TO TAPLOW TRAIN STATION (ELIZABETH LINE)
-  PRIVATE GATED ALLOCATED PARKING
-  LENT RISE SCHOOL CATCHMENT
-  QUIET CUL DE SAC LOCATION

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



Lease Information

From information provided to us by the current owner the lease details are as below:

Remaining lease length - 99 Years
Combined monthly charges - £99.84

Location

Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. This property is located less than 5 minutes walk to Taplow Station.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames and Jubilee River at Maidenhead are picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south. There are several good golf courses within a close proximity.

Transport Links

Taplow (0.7 Miles)
Burnham (0.8 Miles)
Maidenhead (2.5 Miles)

All of these lines are on the Crossrail terminal which will take trains into Bond Street within 34 Minutes. The M4 (jct 7) is approximately 1.5 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport.

British Rail connections

Bus stops are within walking distance off the Eastfield road leading into Burnham and Slough.

Schools

PRIMARY SCHOOLS:
Lent Rise School
0.1 miles away State school

Priory School
0.6 miles away State school

Our Lady of Peace Catholic Primary and Nursery School
0.5 miles away State school

St Peter's Church of England Primary School
0.8 miles away State school

SECONDARY SCHOOLS:
Burnham Grammar School
0.8 miles away State school

Haybrook College
0.9 miles away State school

Al-Madani Independent Grammar School
0.7 miles away Independent school

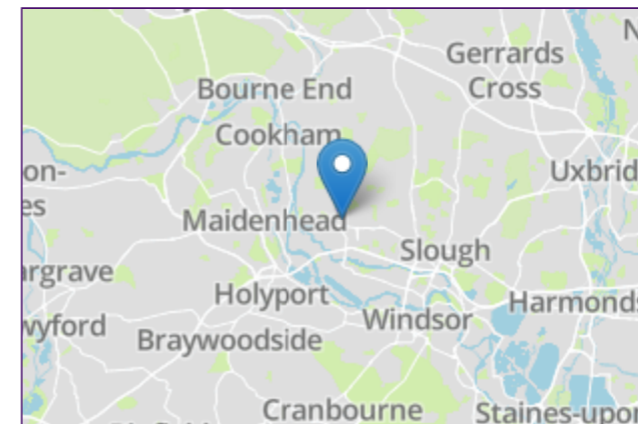
Council Tax

Band C

TOTAL: 60.9 sq.m. (655 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
(69-80)	C	77	79
(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	