

Situated just 0.8 miles from Maidenhead Crossrail station is an executive two double bedroom apartment which comes to the market in good condition. Featuring a stunning open plan kitchen with built in appliances and newly tiled splashback and a wonderfully light and airy, dual aspect reception room with space for dining and entertaining.

The principal bedroom is well sized and includes built in storage and a stylish en suite bathroom, there is a second double bedroom which also has built in storage and the contemporary family bathroom provides a shower over the bath and heated towel rail.

The property is accessed via a gated car park where there is allocated and visitor parking and there is further secure entry into the complex

With Maidenhead town centre just a short 5 minute walk away, we feel this exceptionally well presented property would make an ideal first time buy



Property Information

-  ALLOCATED PARKING
-  GATED ENTRANCE
-  WALKING DISTANCE FROM CROSSRAIL AND THE TOWN CENTRE (ELIZABETH LINE)
-  LIGHT & AIRY THROUGHOUT
-  TWO DOUBLE BEDROOMS
-  SECURE ACCESS
-  TWO BATHROOMS (1 EN-SUITE)

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

Location

This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also close by providing access to the Thames Path and other popular walking routes. Maidenhead benefits from being part of the Crossrail Development and the town centre is currently undergoing redevelopment. 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.

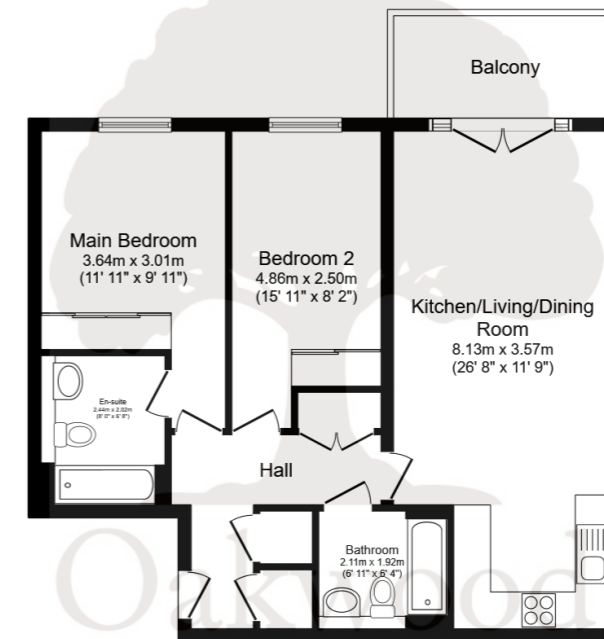
School And Leisure

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. There are also a number of good and outstanding schools close by including Oldfield Primary School

Council Tax
Band D

Floor Plan

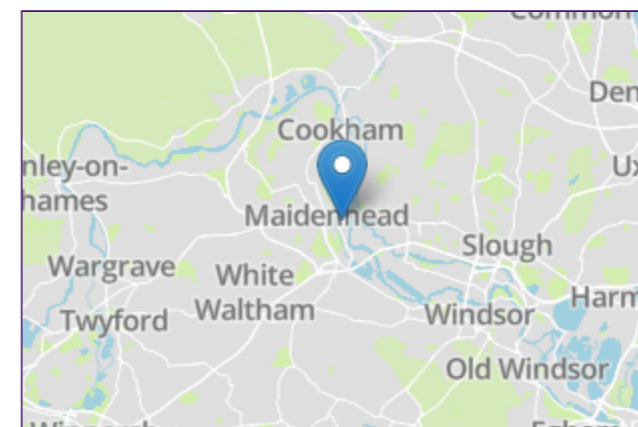


Floor Plan
Floor area 70.8 sq.m. (762 sq.ft.)

TOTAL: 70.8 sq.m. (762 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
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	