



This ideally located two double bedroom top floor apartment is situated just 0.9 miles from Maidenhead Town Centre and Crossrail Railway Station and comes to the market with no onward chain complications. The property comprises of security entrance system, entrance hall, large reception room, a good sized kitchen, two double bedrooms, a well appointed bathroom and two storage cupboards

The property also benefits from gas central heating, allocated parking and access to communal gardens. With 980 years remaining on the lease and no ground rent this great apartment is an ideal purchase for first time buyers or investors



Property Information

-  NO CHAIN
-  EASY ACCESS TO MAIDENHEAD CROSSRAIL STATION
-  PERFECT FIRST TIME BUY OR INVESTMENT
-  LONG LEASE OF 980 YEARS
-  ALLOCATED PARKING
-  CLOSE TO LOCAL AMENITIES
-  TWO DOUBLE BEDROOMS
-  TOP FLOOR
-  SHARE OF THE FREEHOLD

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

Location

The property is ideally located for the commuter, being only 0.8 mile 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. The property also enjoys a good range of local shopping including a Sainsburys Local and pharmacy just a stones throw from the property.

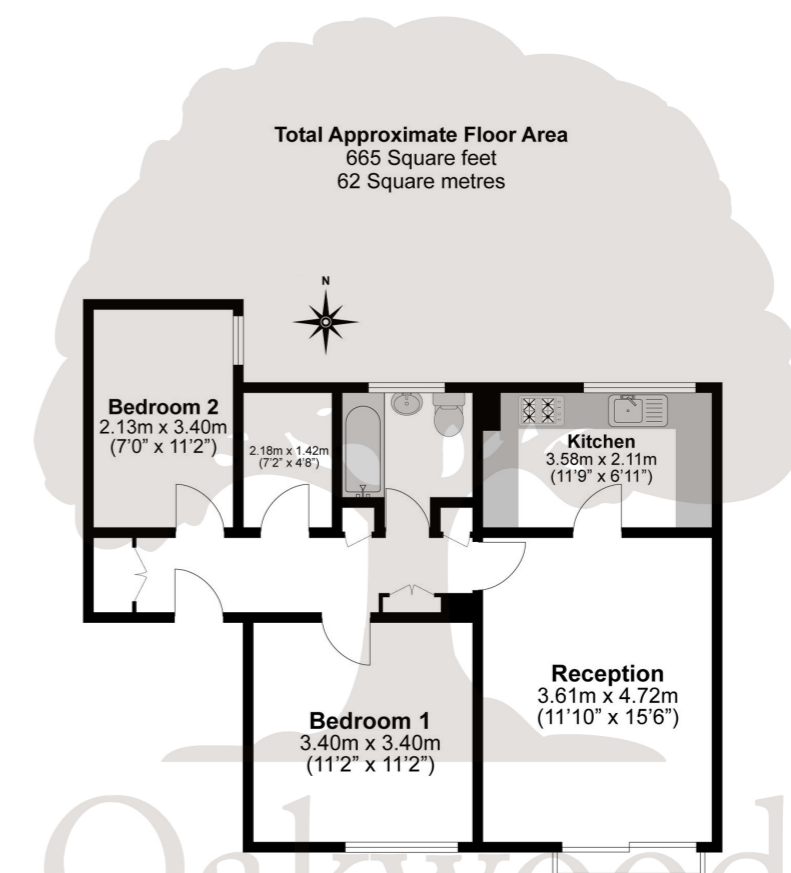
Sports And Leisure

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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

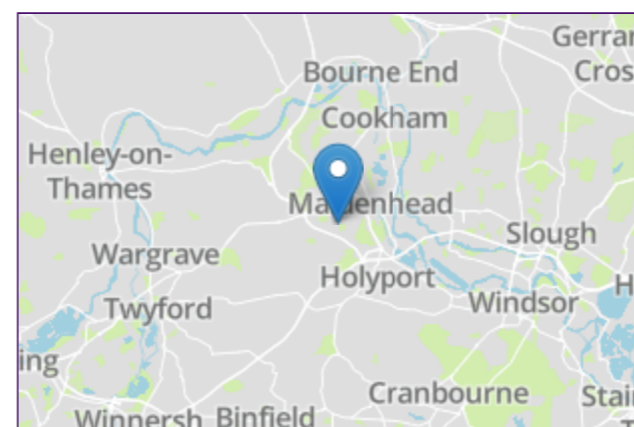
Band C

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		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	