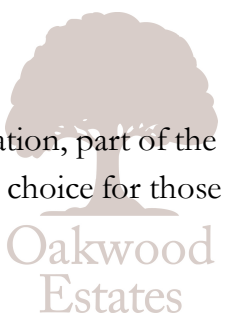


Offering contemporary living in the heart of Maidenhead with parking and a luxurious specification, this modern leasehold two bedroom apartment couldn't be better located.


The open-plan kitchen/dining/living area is a real focal point of this home, with plenty of space for comfortable homeworking. The elegant kitchen has high-specification, integrated appliances and there is ample storage throughout. The bright bedrooms benefit from fitted wardrobes, an en suite in the master and there is a sleek bathroom just across the hall. Benefits from a large private terrace and a private underground gated parking, car charging points are also included with your home. The entrance hall complete with two spacious storage cupboards – ideal for tidying away home essentials. The property forms part of this stunning development which was completed to a high level of finish & specification in 2021.


The apartment is conveniently located approximately 0.4 miles from the mainline railway station, part of the Paddington Crossrail network, this residence is both stylish and practical, making it an ideal choice for those prioritising quality and convenience in their living space.








Property Information


- 


HIGH QUALITY SPECIFICATION
- 


WATERSIDE SETTING
- 

MASTER BEDROOM ENSUITE
- 


ALLOCATED GATED PARKING
- 

UNDERFLOOR HEATING THROUGHOUT
- 

LARGE TERRACE
- 

TWO DOUBLE BEDROOM
- 

WITHIN 0.5 MILES OF THE TRAIN STATION



x2

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x1

Parking Spaces



N

Garden



N

Garage

Apartment

- Interior
- 5 panel door with a painted finish

• Polished chrome door furniture

• Double glazed windows with security locking

• Sliding wardrobes to bedroom 1 and bedroom 2

• Multimedia plate with Sky Q point and TV point in living room. Master bedroom with TV point (Subscription required for Sky)

• LED downlights to kitchen area, bathrooms, en-suites and hall

• Underfloor heating throughout the apartment

- Concierge
- Centralised heating and hot water system for energy efficiency

Apartment

- Kitchen
- Porter Matt with contemporary woodgrain panelled kitchen units complemented by composite stone work surfaces and upstands

• Soft close handleless drawers

• Stainless steel underslung single bowl sink

• Chrome mixer tap

• A range of energy efficient appliances offering quality and style:

- Siemens integrated stainless steel oven

- Siemens induction hob

- Integrated microwave

- Integrated fridge/freezer

- Integrated dishwasher

- Integrated washer/dryer

Location

This property is conveniently located within the Town Centre and just a 5 minute walk from the Maidenhead Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also under a mile away providing access to the Thames Path and other popular walking routes. Maidenhead also benefits from the Crossrail Development and further regeneration of the town centre. 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.

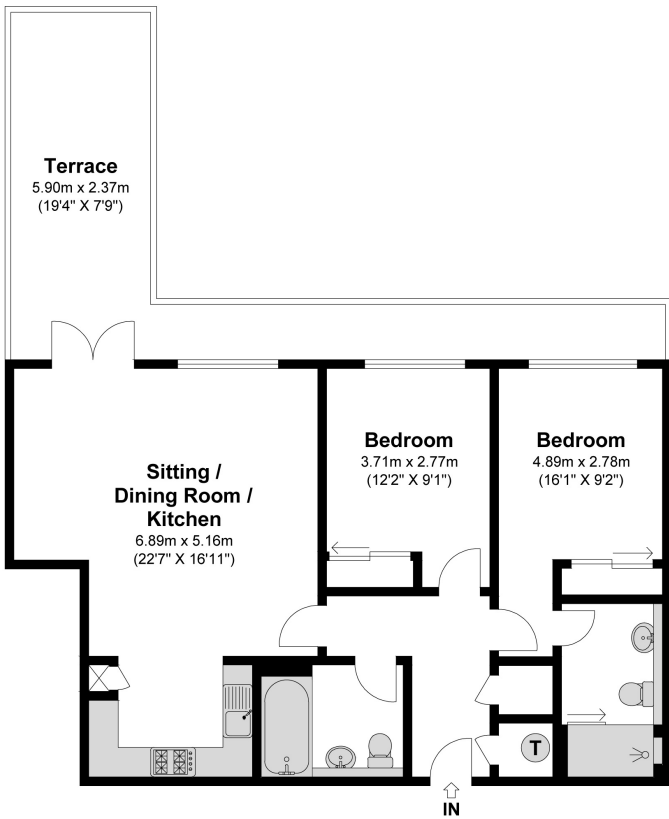
Council Tax

Band C

Floor Plan

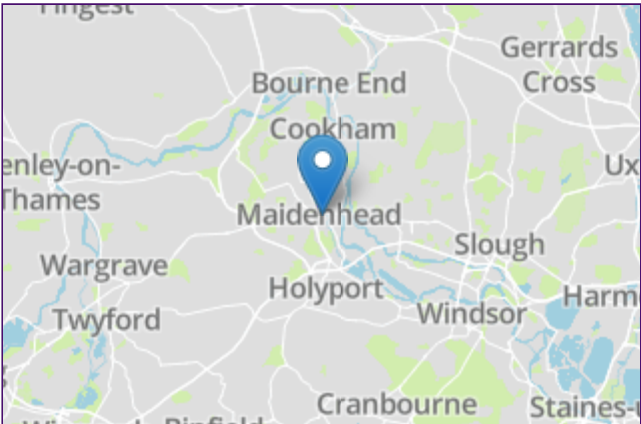


Raito  
Approximate Floor Area 771.01 Square feet 71.63 Square metres



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	84	84
(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	