

This IMMACULATEDLY Presented Apartment offers a perfect blend of spacious living and convenience, located just 0.6 miles from Burnham train station and within close proximity to the village centre. Featuring an OPEN-PLAN lounge and stunning kitchen, the space is bright and inviting, perfect for relaxation or entertaining. The apartment boasts a balcony, offering stunning views of vast countryside views. Included within the apartment is ONE well-proportioned DOUBLE BEDROOM, a sleek, modern family bathroom. Residents will enjoy the added benefit of a communal garden, ideal for outdoor relaxation. The property is ideal for commuters and those seeking easy access to local amenities and vast countryside walks. The Apartment is presented to a high standard throughout, making it an excellent choice for those looking for a move-in-ready home.

Located within walking distance of the village Centre which offers a variety of shops and restaurants. The train links offer a short trip to Windsor and 20 minutes to central London on the ELIZABETH LINE.

# Property Information

- ONE BEDROOM 1ST FLOOR APARTMENT
- SHORT WALK TO BURNHAM HIGHSTREET
- STUNNING FAMILY BATHROOM

- UNDER 5 YEARS OLD
- ALLOCATED PARKING FOR 1 CAR
- 0.6 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)

x1	x1	x1	x1	N	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.

## Lease Information

Lease Length - 996 years

Service charges £900 annually

Ground Rent- peppercorn

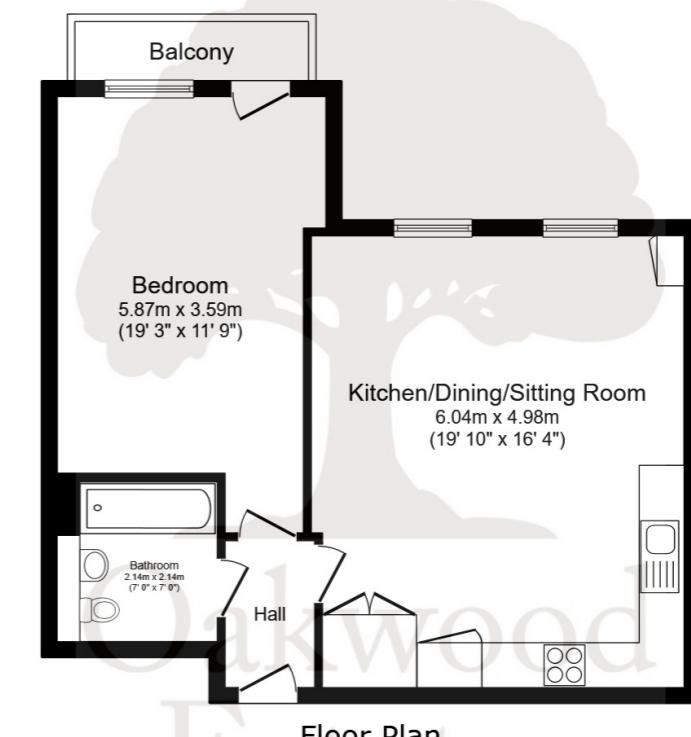
## Council Tax

Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	84
(69-80)	C	84
(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		

## Floor Plan



Total floor area: 55.9 sq.m. (601 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](http://www.Propertybox.io)



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