



Within easy walking distance of Maidenhead Crossrail station is a turn key two double bedroom top floor apartment which comes to the market with no onward chain complications. Featuring a fantastic open plan kitchen/reception which enjoys plentiful light with ample space for dining and entertaining. The principal bedroom is an excellent size with built in storage, there is also a second double bedroom again with built in storage, a well appointed family bathroom and a large storage cupboard

Externally, there is direct access to the well maintained communal gardens with allocated and visitor parking

There are 113 years remaining on the lease and the service charge is approx £2000 per annum

This stylish property is ideally positioned for the commuter and would make the ideal first time buy or investment



## Property Information

-  NO ONWARD CHAIN
-  0.8MILES TO THE ELIZABETH LINE
-  EPC - B
-  PRIMARY BEDROOM WITH EN-SUITE
-  TWO DOUBLE BEDROOMS
-  ALLOCATED PARKING AND VISITOR SPACES
-  TOP FLOOR 2 BEDROOM APARTMENT

					
x2	0	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

The property is ideally located for the commuter, being just a 10 minute walk 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 short walk away

### Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, including Boyn Hill Primary and Newlands Girls School. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

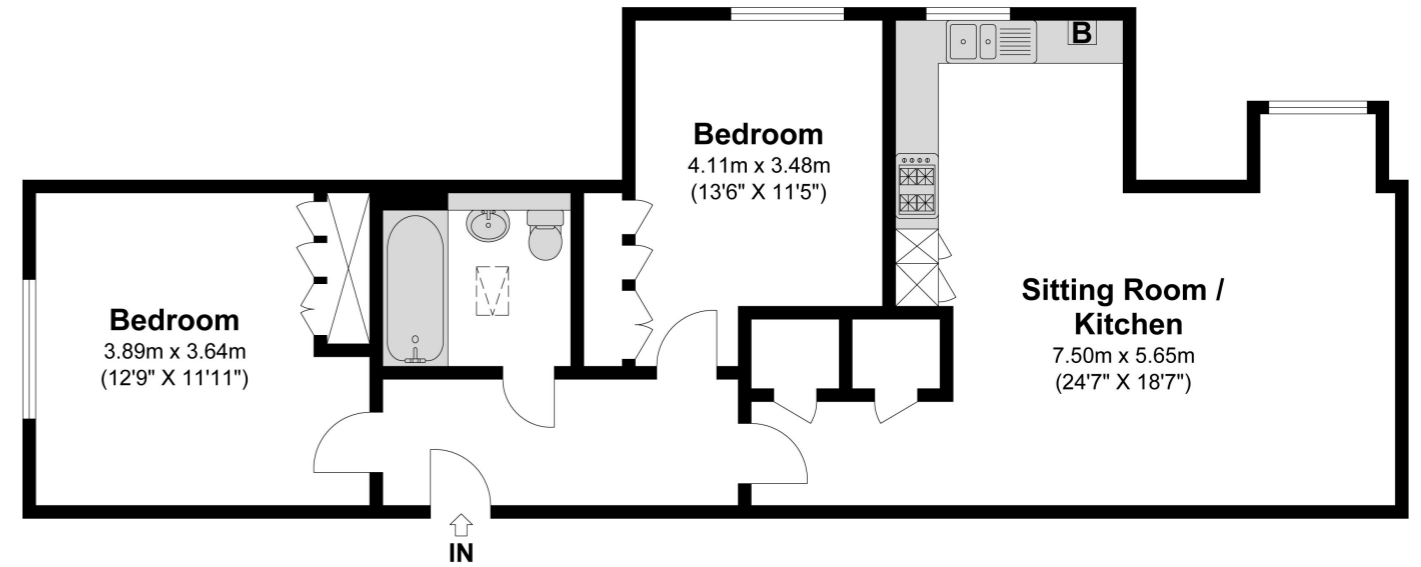
### Council Tax

Band D

## Floor Plan



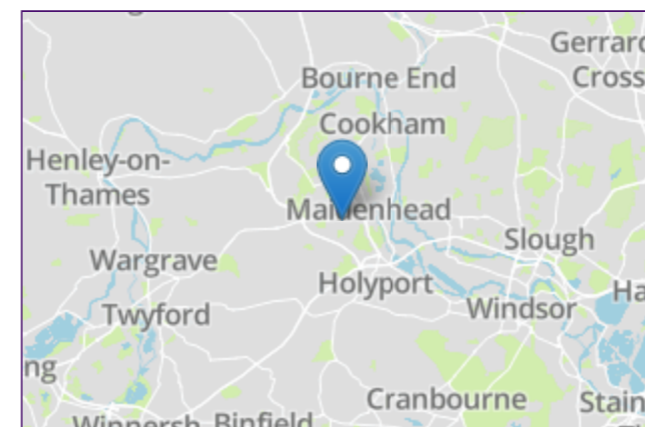
**Hill View Court**  
Approximate Floor Area  
756.48 Square feet 70.28 Square metres



Third Floor

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	81	81
(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	