



This excellent ground floor apartment which consists of a well appointed kitchen, a sitting/dining room, two spacious double bedrooms featuring wardrobe space and a bathroom.

This apartment is situated in a popular development and is located conveniently close to the town centre, (0.1 miles) so provides easy access to Maidenhead's varied selection of shops and essential services. Maidenhead benefits from a mainline station from which the frequent Elizabeth Line service runs direct to London Paddington and Canary Wharf. Beneficial to road users, the development enjoys a prime location for accessing M4, as well as M25 and M40.

With no onward chain complications this well presented flat would make a wonderful home for someone looking for a quick purchase. Further benefits included one parking space and visitors parking.

Property Information

 GROUND FLOOR APARTMENT

 COUNCIL TAX BAND C

 STONES THROW FROM MAIDENHEAD TRAIN STATION

 ONE PARKING SPACE

 EPC - D

 TWO DOUBLE BEDROOMS

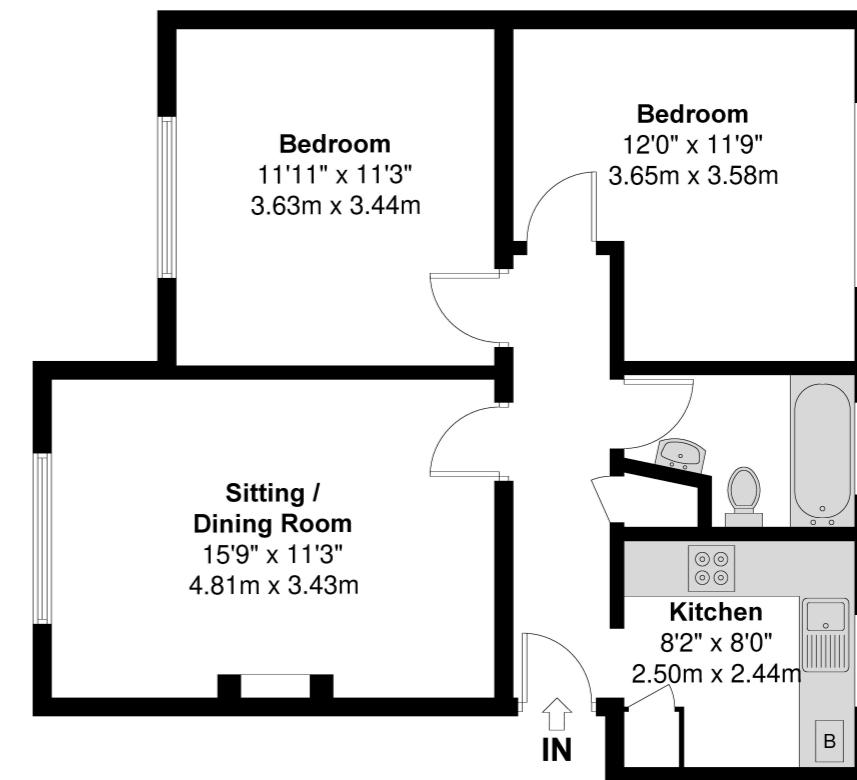
 NO CHAIN



Floor Plan

Berkshire Lodge

Approximate Floor Area = 59.83 Square meters / 644.01 Square feet



Ground Floor

Illustration 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 Govview.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.

Lease Information

The service charge is £1868pa

The ground rent is £150pa

106 years left on lease.

Location

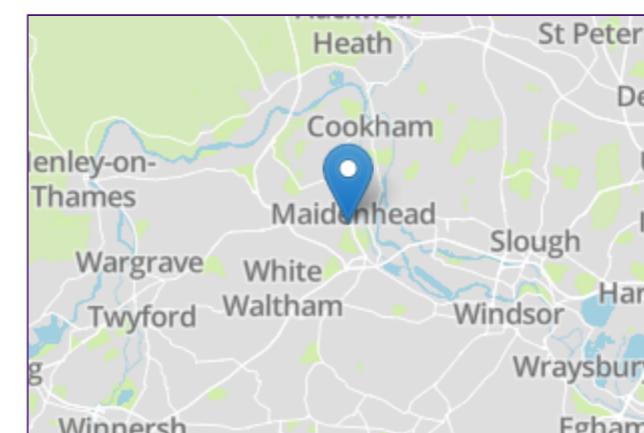
Situated opposite Maidenhead Crossrail Station and in the centre of the town with many well regarded shops and restaurants close by. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Schools 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.

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		74
(69-80)	C		65
(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	