



This modern three bedroom ground floor apartment is situated within close proximity to Maidenhead Town Centre / Rail Station (Queen Elizabeth Line) and is offered to the market as superbly presented.

The layout features an open plan kitchen/living area with private balcony access, a contemporary three piece bathroom, a double-sized bedroom with fitted wardrobes and an en suit, followed by two more double bedrooms and an entrance hall.









Further benefits include secure safe underground parking, and access to immaculately maintained communal areas and a balcony to sit out and relax.


The property is offered to the market with a 995 year lease





Property Information

-  ENERGY EFFICIENT APARTMENT
-  CLOSE PROXIMITY TO MAIDENHEAD TOWN CENTRE & CROSSRAIL
-  3 DOUBLE BEDROOMS
-  LIGHT & AIRY THROUGHOUT
-  PARKING FOR 2 CARS
-  995 YEAR LEASE
-  PRIVATE BALCONY
-  MODERN & SPACIOUS

					
x3	x1	x2	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

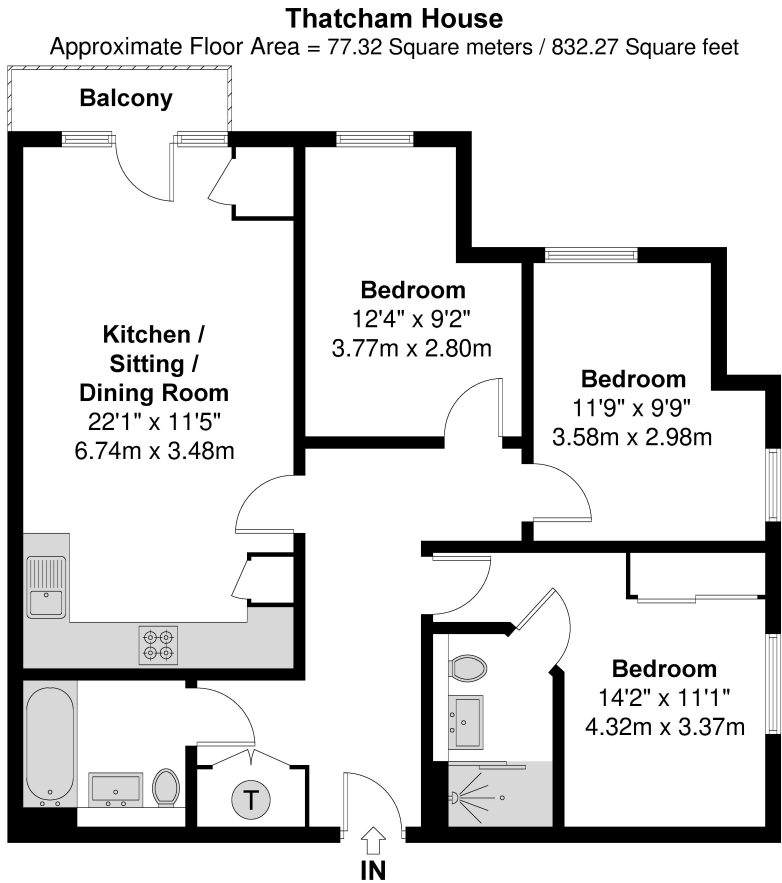
Ideally positioned on the northern outskirts of Maidenhead, you'll be perfectly placed to enjoy everything this town has to offer. No matter what you're in the mood for, Maidenhead offers a wealth of ways to make the most of your precious downtime, whether it's a meal out, an afternoon of shopping, working up a sweat in a gym or playing your favourite sport. Keen explorers and walkers alike are catered for as well, who within only minutes can find themselves amongst the majesty of the Chiltern Hills Area of Outstanding Natural Beauty.

Schools And Lesiure

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 including Furze Platt Junior and Senior Schools.

Council Tax  
Band C

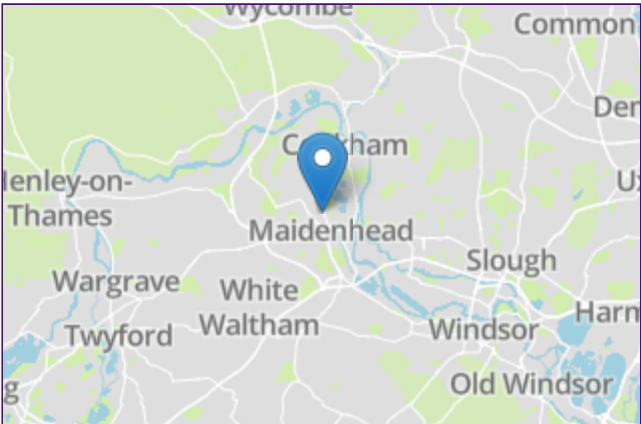
Floor Plan



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 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		