









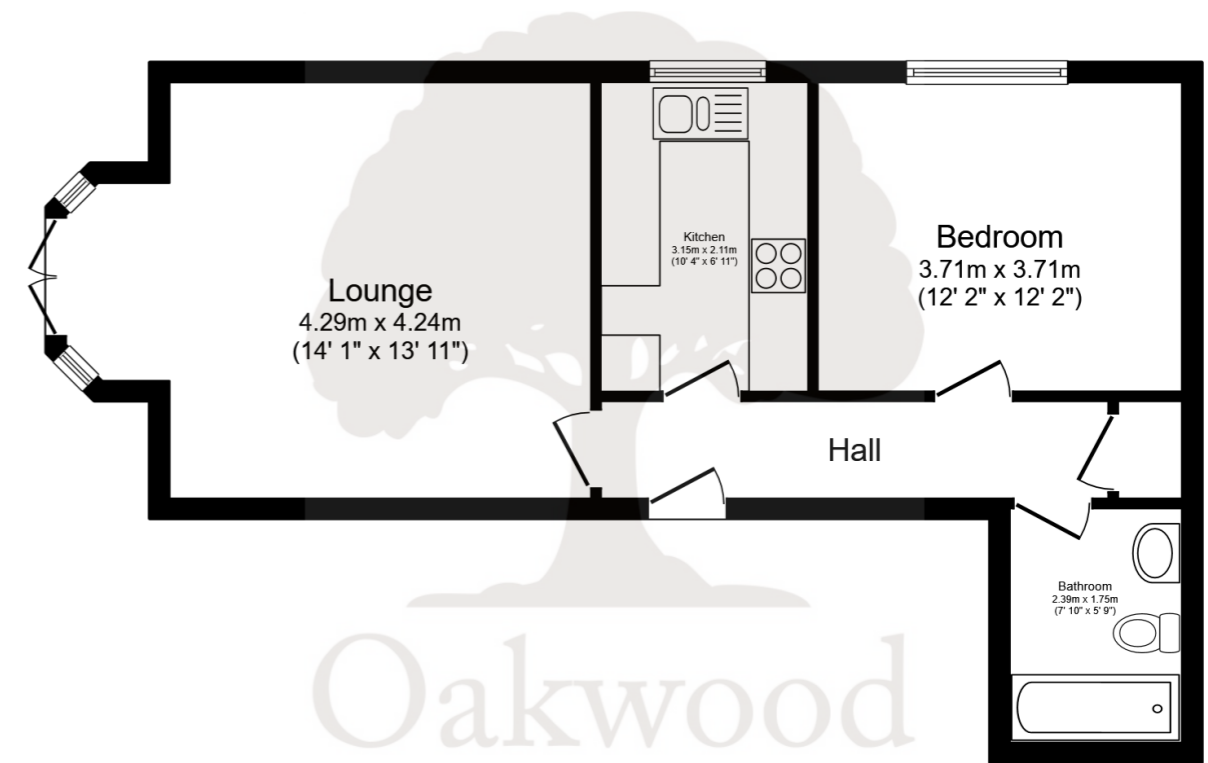
A stunning ground floor, one bedroom flat with views of the Jubilee river and just a short walk to Maidenhead town centre. The property comprises of entrance hall with hard wood flooring which runs through the full property, spacious living room with French doors opening to the communal grounds with views of the river, contemporary kitchen with integrated appliances, double bedroom and three piece bathroom suite with power shower over bath. Further benefits includes accessibility to open spaces and parking.



Property Information

-  VIEWS OF JUBILEE RIVER
-  FINISHED TO A HIGH STANDARD
-  EPC RATING - D
-  COMMUNAL GROUNDS
-  CONTEMPORARY INTERIOR
-  PARKING
-  COUNCIL TAX BAND - C
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION

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



Oakwood Estates

Floor Plan
Floor area 50.1 m² (539 sq.ft.)

TOTAL: 50.1 m² (539 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

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.



Location

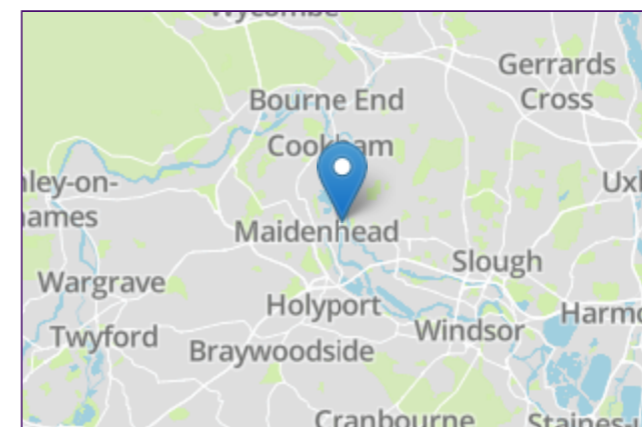
This property overlooks the River Thames and is conveniently located within a short walk to the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of family activities. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy

Sports 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 offers many walks to be enjoyed along the Thames Path towards Cookham or Windsor. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			