



Situated within easy reach of Maidenhead town centre and Crossrail station is a beautifully presented ground floor apartment benefiting from it's own private entrance and patio.

The apartment features a contemporary open plan kitchen with built in AEG appliances and ample storage and a wonderfully light, dual aspect reception room with space for dining and entertaining. The principal bedroom is an excellent size with space for a dressing area, fitted wardrobes and a modern en suite bathroom, there is a second double bedroom which again is well sized with built in storage and a stylish family bathroom. Further features include bi-fold shutters on all floor to ceiling windows, a large storage cupboard with space for a washer/dryer and shelving and all bedrooms can accommodate a king size bed.

This property is larger and we feel more favourably situated than many other apartments in the development and with allocated parking directly outside and proximity to Oldfield Primary School, it would make the ideal purchase.

Viewings are highly recommended



Property Information

-  PRIVATE PATIO AREA
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  ALLOCATED PARKING DIRECTLY OUTSIDE OF PROPERTY
-  TWO BATHROOMS (1 EN-SUITE)
-  DUAL ASPECT FLOOR TO CEILING WINDOWS WITH BIFOLD SHUTTERS
-  GROUND FLOOR WITH PRIVATE ENTRANCE
-  FITTED WARDROBES TO BOTH BEDROOMS
-  COMMUNAL GARDENS AND PLAYPARK LOCATED ON THE DEVELOPMENT

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

Leasehold Information

There are 991 years remaining on the lease
Annual service charge is £1105
Annual ground rent is £250

Location

This property is conveniently located within a short walk of the Town Centre and Maidenhead Railway station (Paddington/Elizabeth Line) is approximately 0.3 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. 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.

Floor Plan

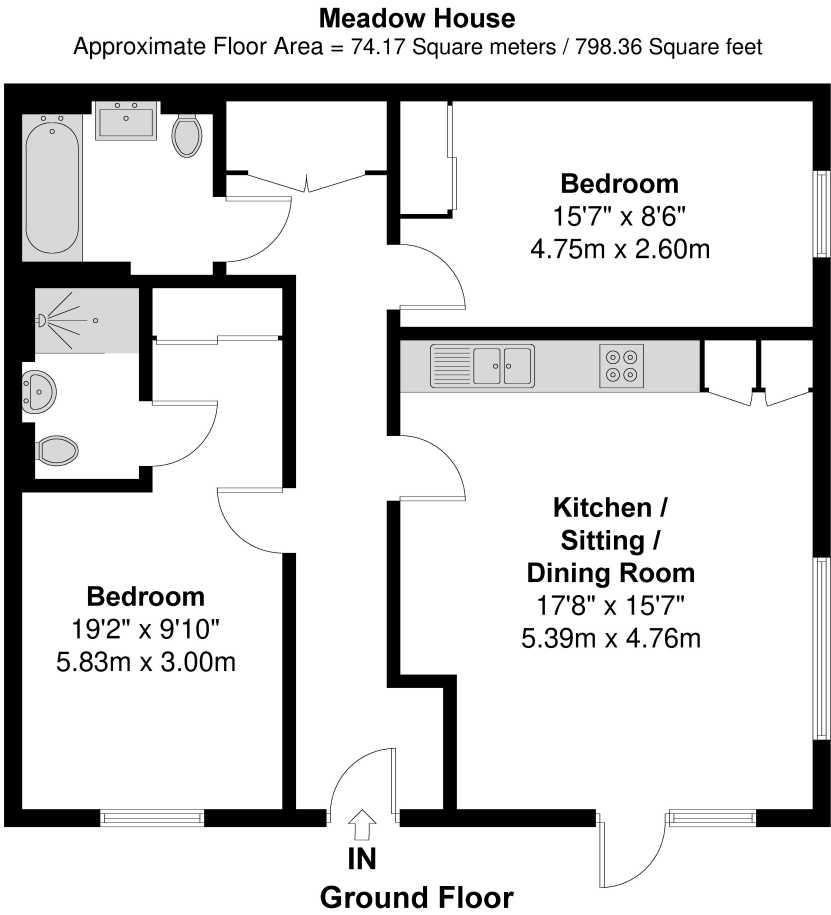
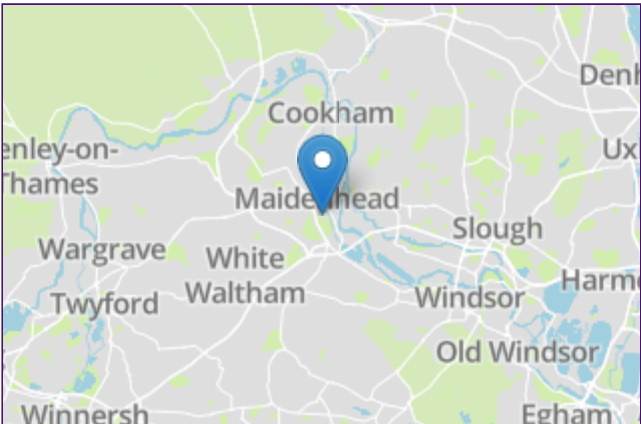


Illustration for identification purposes only, measurements are approximate, not to scale.

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+) A		
(81-91) B	83	83
(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	