



Superbly located for easy access to Maidenhead town centre is this well maintained one bedroom first floor retirement apartment. Featuring a 15ft sitting room, bathroom, kitchen and 11.5 ft double bedroom. Further benefits of the property include access to a private patio, double glazing, electric storage heating, communal gardens and parking.



## Property Information

-  OVER 60S RETIREMENT APARTMENT
-  EXCELLENT LOCATION
-  COMMUNAL GARDENS
-  GROUND FLOOR 1 BEDROOM APARTMENT
-  NO CHAIN INVITING A QUICK SALE
-  WALKING DISTANCE FROM CROSSRAIL (ELIZABETH LINE) AND TOWN CENTRE
-  PARKING

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

### Location

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.4 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.

### 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 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.

### Lease Information

93 years

Ground rent £0

Charges -  
Service Charge £300 per month

### Council Tax

Band C

## Floor Plan



**Sheringham Court**  
Approximate Floor Area = 46.92 Square meters / 505.04 Square feet

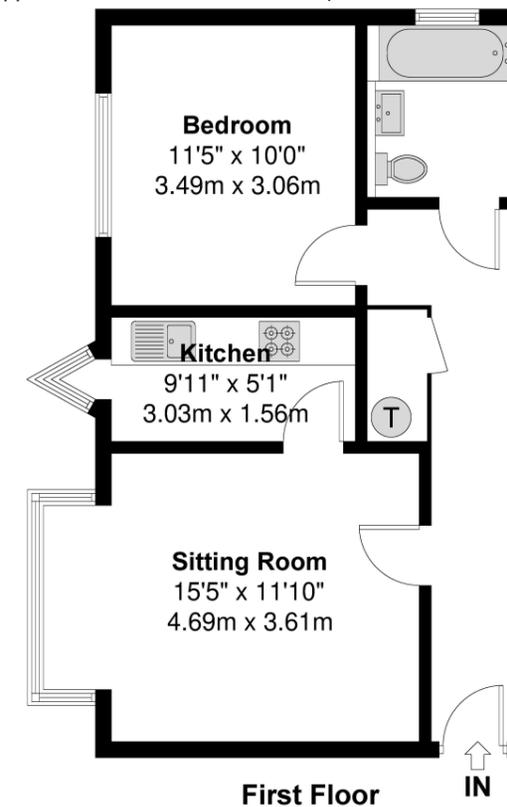
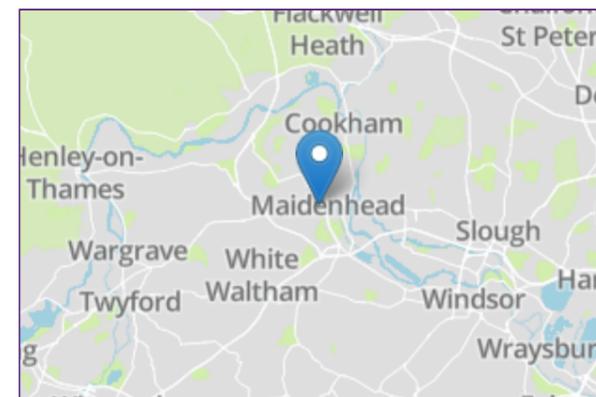


Illustration for identification purposes only, measurements are approximate, not to scale.

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>	72	76
(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	