



A beautifully presented and updated 1st floor two double bedroom maisonette situated in this sought-after and convenient location within walking distance of the town centre and Maidenhead station (Paddington/Elizabeth Line). This spacious property features 2 large double bedrooms, modern kitchen, a generous sitting room with access to private balcony, garage, private courtyard garden, communal gardens.

Lease 128 years remaining.

No service charge.

Ground rent £200 per year.

Garage maintenance £20 per year.

Insurance £350 per year.



Property Information

-  TWO DOUBLE BEDROOMS
-  GOOD SIZE SITTING ROOM WITH BALCONY
-  PRIVATE COURTYARD GARDEN
-  GARAGE
-  EPC - C
-  MODERN KITCHEN
-  PRIVATE ENTRANCE
-  WALKING DISTANCE OF STATION AND TOWN CENTRE
-  COMMUNAL GARDENS

					
x2	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Outside

To the rear of the property there is a pretty private courtyard garden enclosed by panelled fencing with bark chippings. This low maintenance space offers a lovely tranquil retreat.

Location

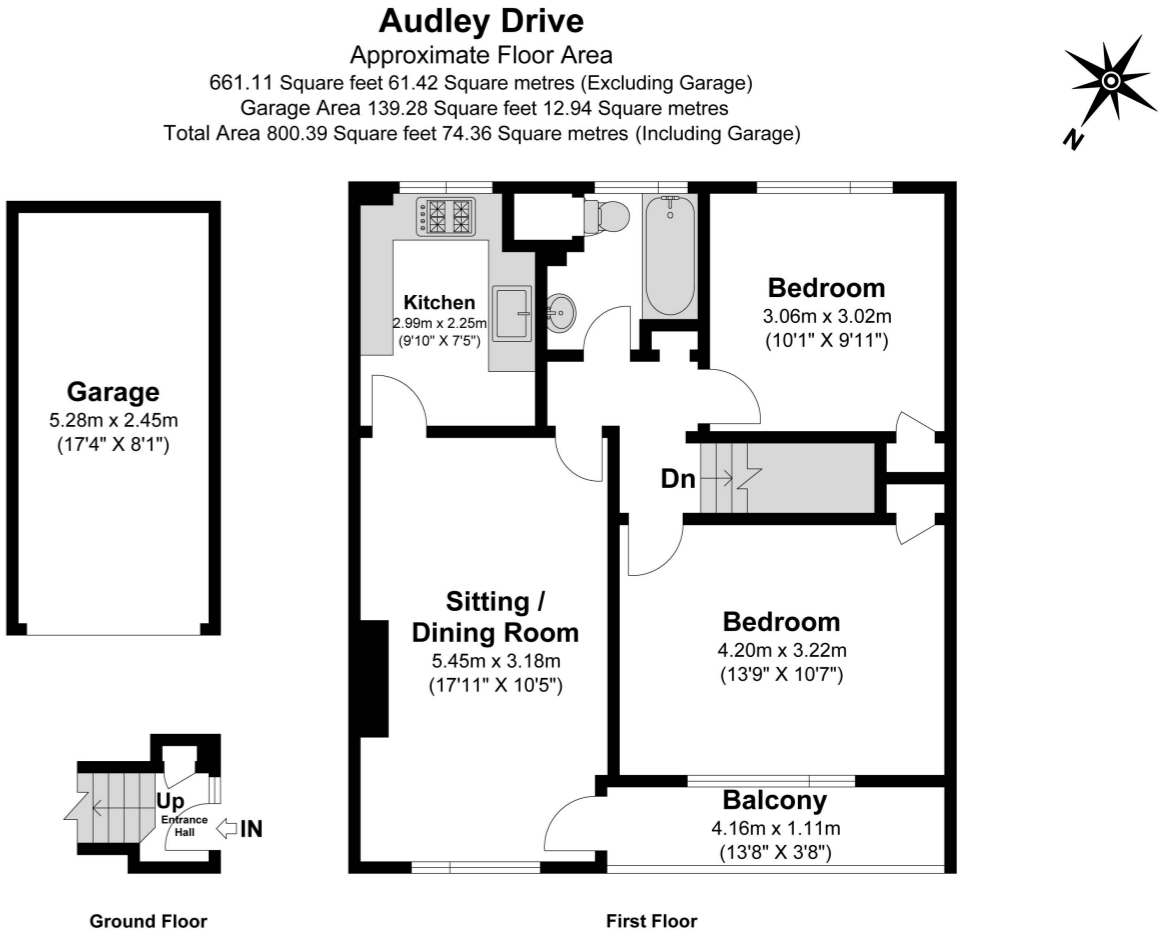
The property is ideally located for the commuter, being only 1.4 miles from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. The town is currently under regeneration with a new shopping experience in development along with the addition of many new bars and restaurants.

Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls School and there is a good selection of other good and outstanding schools very close by. 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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax  
Band C

Floor Plan



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.

