



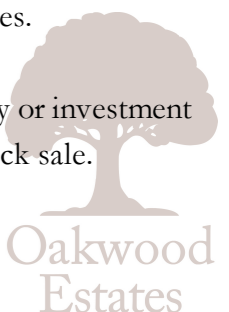
This stylish apartment is located in the heart of Maidenhead town centre within easy reach of the Crossrail station (Elizabeth line) and close to the many amenities, bars and restaurants that the town has to offer. The property was built by the award winning Shanly homes in 2021 and comes to the market in turn key condition.

The first floor apartment features a contemporary open plan lounge/kitchen/reception room, two double bedrooms both with built in storage, and a well appointed family bathroom. The master bedroom has an ensuite shower room and the spacious entrance hall provides plenty of storage. The 30ft balcony provides a peaceful retreat with views on to the River York.

Externally, the development includes secure underground parking, of which one private space is allocated to the property and there is stair and lift access to all floors.

Waterside Court is one of the area's most prestigious developments - offering a desirable lifestyle location surrounded by the town's popular restaurants and cafés, shops and leisure amenities.

With 245 years remaining on the lease, we feel this property would make an ideal first time buy or investment purchase and has the added benefit of no onward chain allowing the possibility of a quick sale.



Property Information

-  TWO DOUBLE BEDROOMS
-  LIFT AND SECURE ACCESS
-  SECURE PARKING
-  NO CHAIN INVITING A QUICK SALE
-  SHORT DISTANCE TO MAIDENHEAD TRAIN STATION (ELIZABETH LINE)
-  FIRST FLOOR FLAT
-  MAIN BEDROOM WITH EN-SUITE
-  LONG LEASE
-  BALCONY

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

Lease Information

Service charge per annum: £2,785.02
Ground rent per annum: £395.34
245 years left on lease

Location

This property is conveniently located within the Town Centre and just a 5 minute walk from the Maidenhead Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also under a mile away providing access to the Thames Path and other popular walking routes. Maidenhead also benefits from the Crossrail Development and further regeneration of the town centre. 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.

Schools 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.

Council Tax

Band C

Floor Plan



Waterside Court
Approximate Floor Area = 65.61 Square meters / 706.22 Square feet

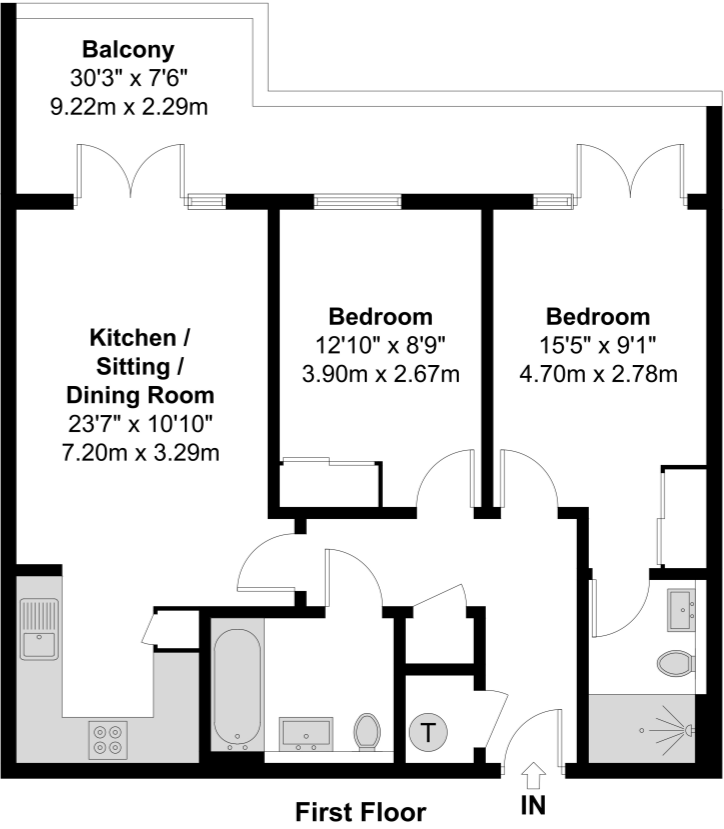


Illustration for identification purposes only, measurements are approximate, not to scale.

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+) A		
(81-91) B	84	84
(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		