



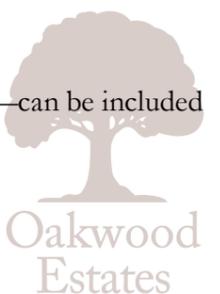
****NO ONWARD CHAIN COMPLICATIONS**** A beautifully presented two bedroom first floor apartment set within a highly sought after residential area of Maidenhead, ideally positioned for easy access to the town centre and the Crossrail station.

The property offers a modern, well appointed kitchen with generous storage, featuring a new oven, new induction hob and integrated white goods, including a new dishwasher. This is complemented by a bright and airy reception room with an attractive bay window overlooking the beautifully kept communal gardens. The spacious main bedroom benefits from its own en suite shower room. A second bedroom and a contemporary family bathroom complete the accommodation.

Externally, residents enjoy allocated parking, additional visitor parking, and access to attractive communal grounds.

In our opinion, this apartment represents an excellent opportunity for first time buyers, and early viewings are strongly encouraged due to its popularity.

High quality, stylish furniture—much of it in exceptionally well maintained, near new condition—can be included by separate negotiation, offering a convenient turnkey option for buyers.



Property Information

-  NO CHAIN
-  WELL PRESENTED AND MODERN
-  SHORT DISTANCE FROM MAIDENHEAD TOWN CENTRE
-  NEWLY FITTED KITCHEN
-  ALLOCATED AND VISITOR PARKING AVAILABLE
-  POPULAR LOCATION
-  VIEWS OVER THE GARDEN
-  TWO DOUBLE BEDROOMS

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

Leasehold Information

Share of Freehold
 Remaining Lease Length 191 years
 £3000 Service Charge
 £0 Ground Rent

Location

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.6 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.

Sport & 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



Regency Court
 Approximate Floor Area = 59.4 Square meters / 639.38 Square feet

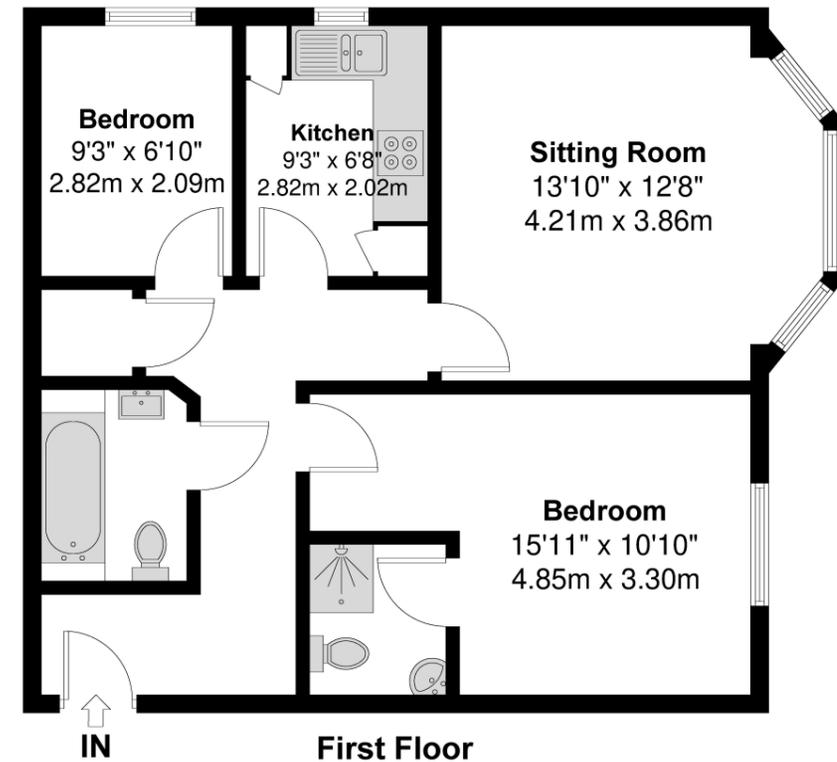
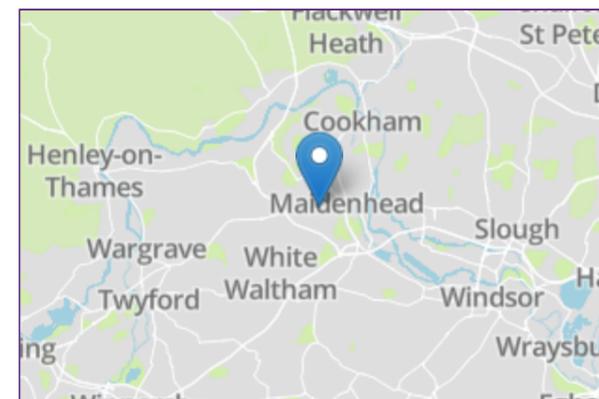


Illustration for identification purposes only, measurements are approximate, not to scale.

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 | 82 | 82 |
| (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 | | | |