



This TWO bedroom second floor apartment is located perfectly for all commuters with easy access to excellent transport links.

Comprising of TWO spacious double bedrooms with the master bedroom benefitting from an en suite bathroom, large open plan living / dining area with access into the kitchen. A second well maintained family bathroom is also on offer. With large windows all over this apartment is completely flooded with natural light providing that open and welcoming feeling all throughout.

Allocated parking is included with a private parking bay as well as visitor parking available.

The location really could not be better with easy access to Maidenhead, Burnham, Windsor and so many more desirable locations only a short distance away, further to this transport links are excellent and you have your choice of local schools with so many outstanding schools only a stones throw away.





## Property Information

-  ALLOCATED PARKING
-  TWO DOUBLE BEDROOMS
-  EXCELLENT CONDITION THROUGHOUT
-  MODERN DEVELOPMENT
-  SECOND FLOOR APARTMENT
-  0.8 MILES FROM BURNHAM STATION
-  IDEAL FIRST TIME PURCHASE
-  LONG 138 YEAR LEASE

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

### Lease Information

We understand from the vendor that the property is held on a lease with 138 years remaining with a ground rent of £300 per annum and a service charge of £1950 per annum

### Transport Links

NEAREST STATIONS:

Burnham (0.8 miles)

Taplow (1.3 miles)

The M4 (jct 7) is less than 0.5 miles away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead.

### Location

Burnham Station is one of the stations served by Crossrail - 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

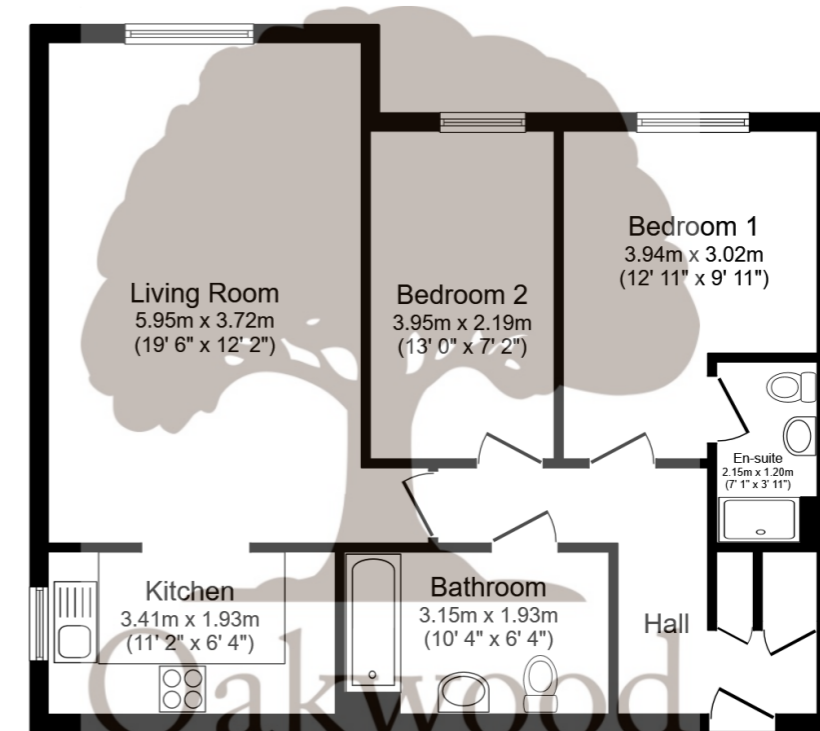
The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south. There are several good golf courses within a close proximity.

### Council Tax

Band D

## Floor Plan

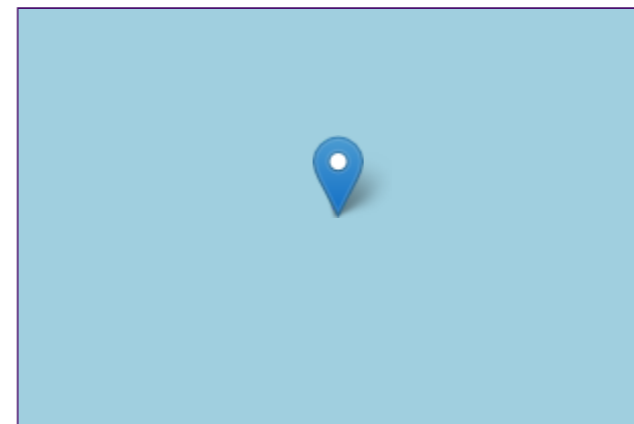


**Second Floor**  
Floor area 67.2 m<sup>2</sup> (723 sq.ft.)

TOTAL: 67.2 m<sup>2</sup> (723 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>		86
(69-80)	<b>C</b>	72	
(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	