

An immaculately presented one bedroom ground floor apartment, situated in a mature tree lined avenue close to both the town centre and River Thames. The property features an open plan kitchen/reception room, double bedroom, bathroom and communal parking.

The light and bright living space features a kitchen with built in appliances and ample space for dining and entertaining. The property also benefits from an attractive panelled hallway with clever built in wardrobes and storage space.

Due to the condition and location of this superb apartment we feel it would make an ideal first time purchase or investment.

Long lease with approx. 245 years remaining.

Ground Rent £240 per annum

Service Charge £313 per quarter



Property Information

-  CLOSE TO RIVERSIDE
-  LONG LEASE
-  GROUND FLOOR
-  OPEN PLAN KITCHEN/RECEPTION ROOM
-  WALKING DISTANCE OF TOWN CENTRE AND CROSSRAIL
-  COMMUNAL PARKING TO THE REAR
-  IDEAL FIRST HOME OR INVESTMENT BUY
-  AMPLE STORAGE

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

External

To the front the property is accessed via a communal entrance hall. To the rear there is ample communal parking.

Location

This property is conveniently located within walking distance of the River Thames and the Town Centre. The Railway station is just over a mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also forms part of the Crossrail network and is served by the Elizabeth Line which offers direct links to Central and East London. 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.

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. There are also a number of good and outstanding schools close by

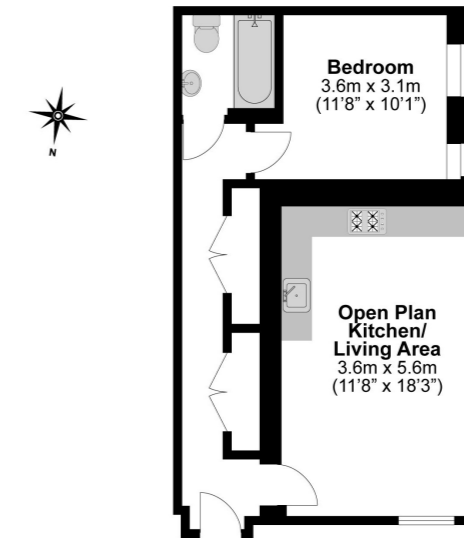
Council Tax

Band C

Floor Plan

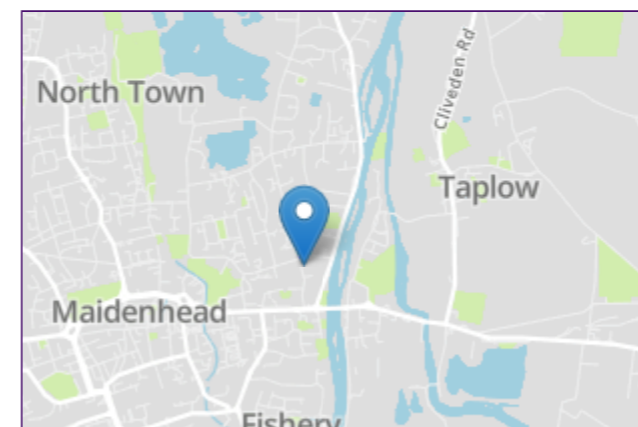


Total Approximate Floor Area
581 Square feet
54 Square metres



Illustrations are 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		
(69-80)	C	74	74
(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	