



An ideally positioned top floor maisonette which benefits from a recent redecoration with new flooring throughout. Located within easy walking distance of Maidenhead and the Crossrail station, the property hosts an open plan kitchen/reception room, a good size bedroom and well appointed bathroom.

There is also access to a garden and an allocated parking space.

We feel this property would make the perfect first time or investment due to the low maintenance charge and no onward chain complications

Viewings are highly recommended



Property Information

-  NO CHAIN
-  PARKING
-  OPEN PLAN KITCHEN/RECEPTION ROOM
-  NEWLY DECORATED AND CARPETED
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION (CROSSRAIL)
-  GARDEN ACCESS

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

Lease Information

Lease Length: There are 90 years remaining
Ground Rent: £50 per annum
Ground works: £100 per annum

Any property maintenance costs are shared with the other properties

Location

The property is ideally located for the commuter, being less than 1.7 miles from Maidenhead Train Station by car and 1.2 miles on foot which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40. Maidenhead town centre is currently under redevelopment, with a large choice of bars and restaurants being recently introduced. Furze Platt train station is situated just 0.3 miles away (7 min walk) and is served by local services operated by First Great Western from London Paddington to Reading and is also the junction for the Marlow Branch Line. Maidenhead Crossrail station is also included within the Crossrail scheme and operates high speed access into the City

Floor Plan



Ellington Road
Approximate Floor Area = 34.22 Square meters / 368.34 Square feet

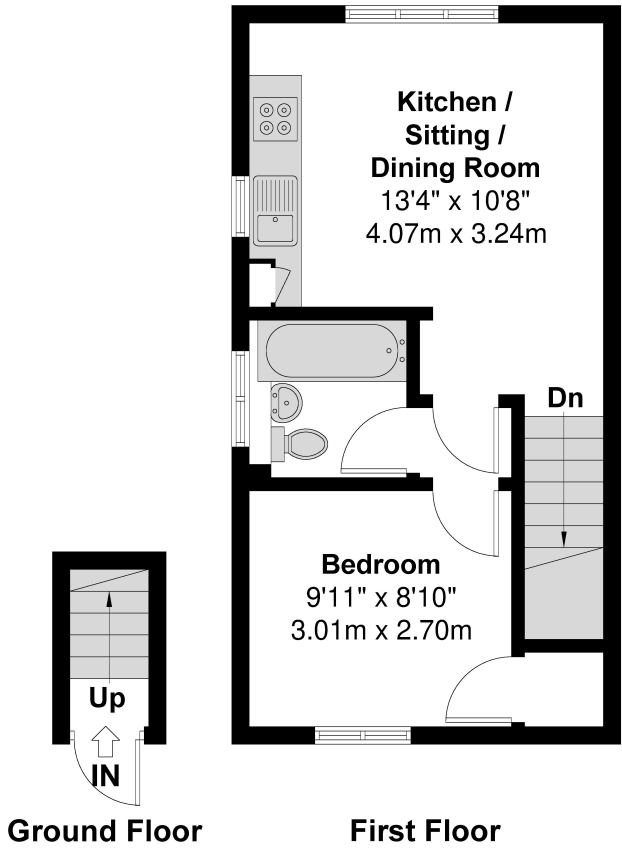
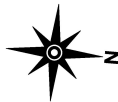


Illustration for identification purposes only, measurements are approximate, not to scale.

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		
(69-80) C	71	75
(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	