

A well presented spacious top floor maisonette with own private entrance ideally located just a short walk from Maidenhead Town Centre and Crossrail station. The property features a well appointed kitchen, wonderfully bright reception room, a good sized main bedroom, second double bedroom and family bathroom. To the rear is a large private garden bordered by mature shrubs and a sunny patio area

Further benefits include Share of Freehold, 140 years remaining on the lease, £50 ground rent per annum and no service charge. We feel this property would make an excellent first time buy or investment



-  MAISONETTE
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  LOW SERVICE CHARGE AND GROUND RENT
-  SHARE OF THE FREEHOLD
-  TWO DOUBLE BEDROOMS
-  LARGE PRIVATE GARDEN
-  QUIET RESIDENTIAL LOCATION
-  0.5 MILES TO FURZE PLATT TRAIN STATION

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

External

From the front is a pathway leading to the rear where the property is accessed. The large garden spans the width of the plot and is bordered by mature shrubs and trees

Location

This property is conveniently located within 0.5 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the new Crossrail network and ongoing redevelopment 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.

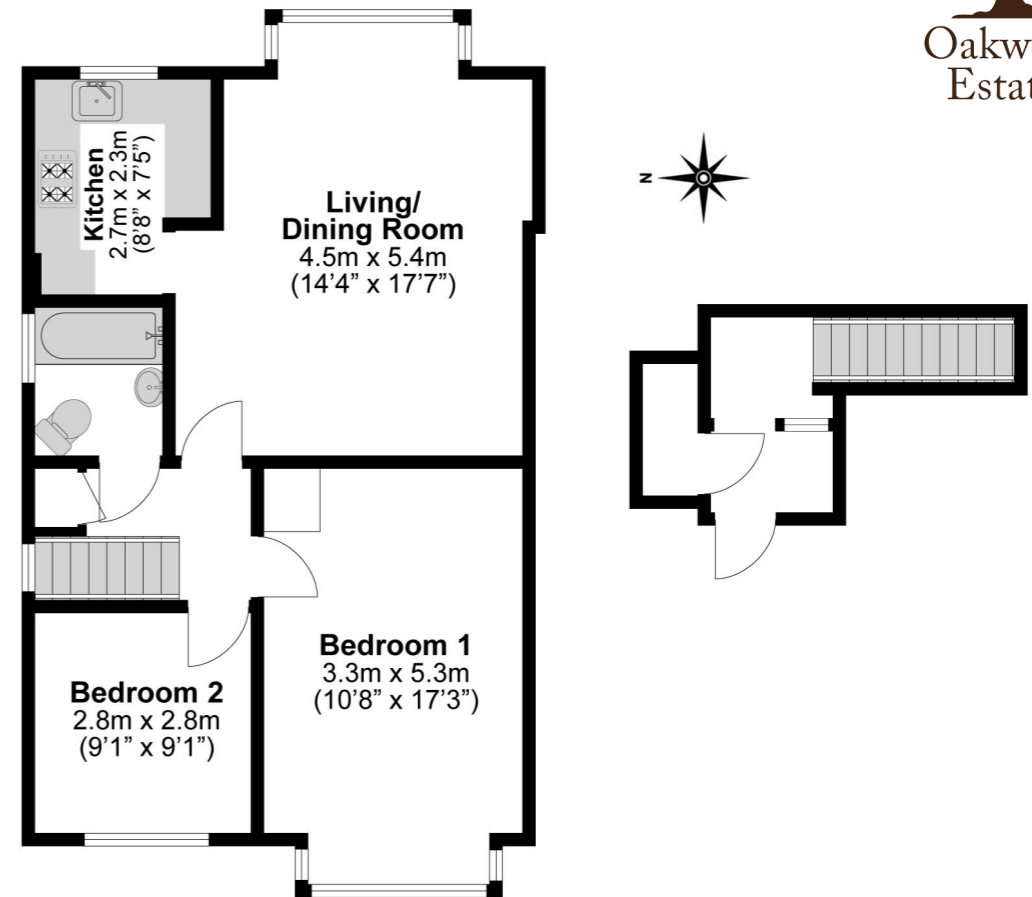
Sports And Leisure

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 Ockwells Park. 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

Total Approximate Floor Area
807 Square feet
75 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	73	77
(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			