



Compton Court is a popular residential street close to Burnham Village. This perfect first time purchase or investment buy is located only a few hundred yards to Burnham train station (Elizabeth Line), which makes this the ideal home for anyone looking to commute into the city.

The property itself is located on the ground floor and is accessed via it's own private entrance. Internally the home comprises of one large double bedroom, spacious family lounge, a full bathroom and a modern kitchen. There is also a large storage cupboard as you first enter the property. This home has been very well maintained and is ready for the next owners to mover straight in.

There are parking bays available on a first come first serve basis. Sold with NO ONWARD CHAIN and ready to move at your desired timescales.



Property Information

-  117 YEARS LEASE
-  SOLD WITH NO ONWARD CHAIN
-  GROUND FLOOR MAISONETTE WITH OWN ENTRANCE
-  0.2 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  CLOSE TO M4 JUNCTION 7
-  GOOD CONDITION THROUGHOUT
-  PERFECT FIRST TIME PURCHASE

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

Lease Information

From information provided by the current owners we believe the current lease details to be as below:

- 117 years remaining on the lease
- £500 per annum for ground rent
- £600 per annum for service charge

Transport Links

Nearest stations:
 Burnham (0.2 mi)
 Taplow (1.7 mi)
 Slough (2.3 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. The Elizabeth Line runs through Burnham station and makes commuting into Central London easy. A direct line to London Waterloo also runs from Windsor & Eton Riverside station.

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.

Schools

PRIMARY SCHOOLS:
 Priory School
 0.5 miles away State school

Our Lady Of Peace School
 0.7 miles away State school

Cippenham School
 0.2 miles away State school

Lent Rise School
 1.1 miles away State school

Lynch Hill School
 1.0 miles away State school

SECONDARY SCHOOLS:
 Burnham Grammar School
 0.8 miles away State school

Haybrook College
 0.3 miles away State school

Al-Madani Independent Grammar School
 0.2 miles away Independent school

The Westgate School
 1.0 miles away State school

Council Tax

Band B

Floor Plan



Compton Court
 Approximate Floor Area = 42.74 Square meters / 460.05 Square feet

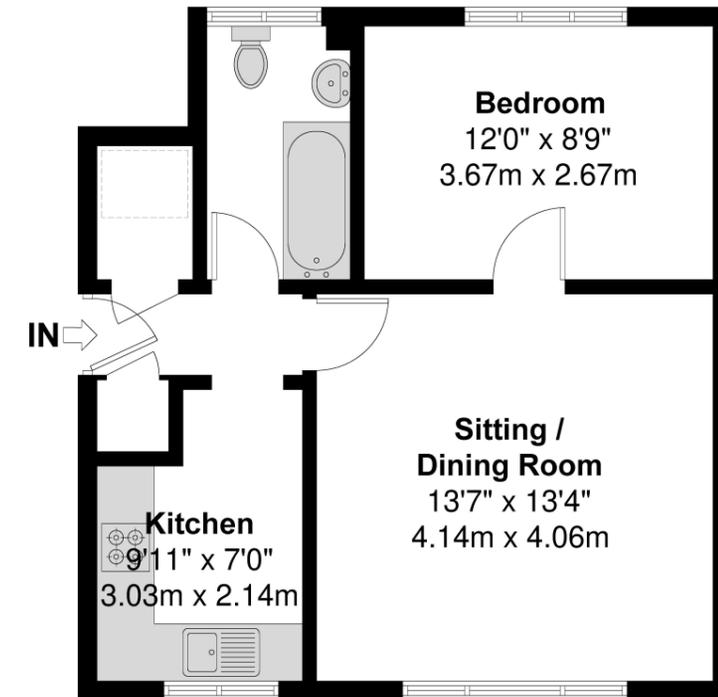


Illustration for identification purposes only, measurements are approximate, not to scale.

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		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			