

Situated just 0.8 miles from Maidenhead Crossrail station, this executive one double bedroom apartment comes to the market in excellent condition. The property features a stylish open plan kitchen with built in appliances and a modern splashback, flowing into a bright and airy reception room with space for dining and entertaining.

The principal bedroom is well proportioned and benefits from built in storage, while the contemporary bathroom offers a shower over the bath and a heated towel rail.

The property is accessed via a secure gated car park with allocated parking, along with further secure entry into the development.

With Maidenhead town centre just a short five minute walk away, this exceptionally well presented apartment would make an ideal first time purchase or investment opportunity.

## Property Information

- Allocated parking
- Walking distance from Crossrail station and the town centre
- Light and airy throughout
- Double bedroom with fitted wardrobes
- Communal entrance with lift & stairs

- Gated entrance
- Turn key condition
- Secure access
- Large private balcony

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

## Lease Information

Lease length is 119 years.

Annual service charge is £1200

Ground rent £317.5

## Location

This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also close by providing access to the Thames Path and other popular walking routes. Maidenhead benefits from being part of the Crossrail Development and the town centre is currently undergoing redevelopment. 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.

## Schools And Leisure

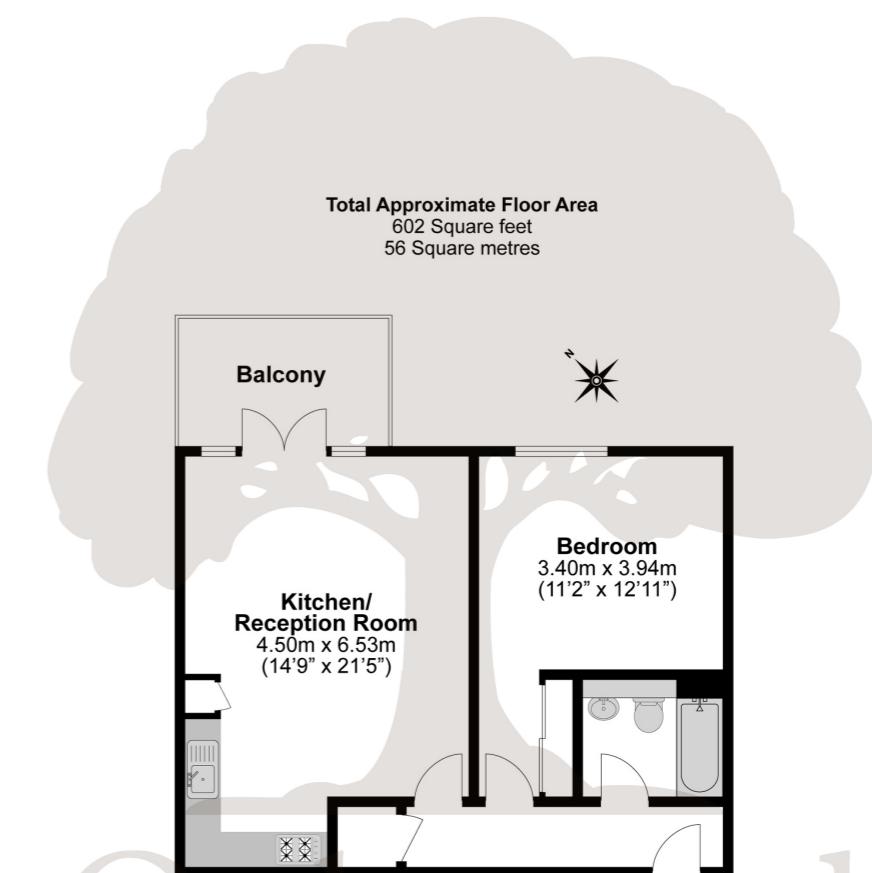
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National 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 including Oldfield Primary School.

## Council Tax

Band C

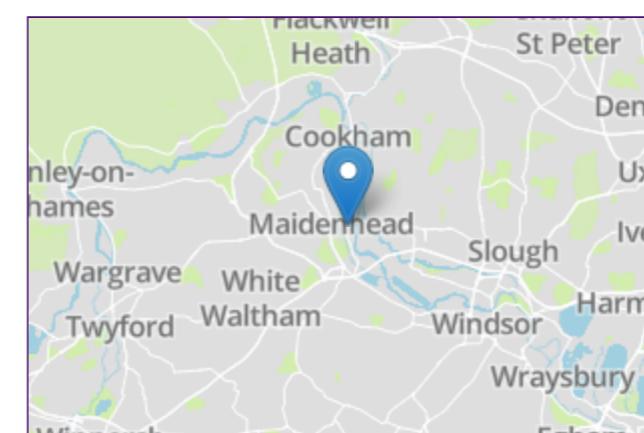
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Govview.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.

## Floor Plan



Oakwood  
Estates

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	
(81-91)		B	85
(69-80)		C	85
(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			