








A spacious and well presented two bedroom apartment in the ever popular Boulders Meadow development just a short walk from Maidenhead Town Centre and Crossrail station. The property features a main bedroom with a large en suite and built in storage, a second spacious double bedroom, a well appointed family bathroom and two storage cupboards. The light and bright living space features a kitchen with built in appliances and ample space for dining and entertaining

Further benefits include allocated parking, lift access and well maintained communal gardens

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



Property Information

-  NO CHAIN
-  TWO BATHROOMS (1 EN-SUITE)
-  CLOSE TO THE RIVERSIDE
-  AMPLE STORAGE
-  TWO DOUBLE BEDROOMS
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  ALLOCATED & VISITOR PARKING

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

External

Externally, the property benefits from allocated parking and access to the well maintained communal gardens

Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1 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

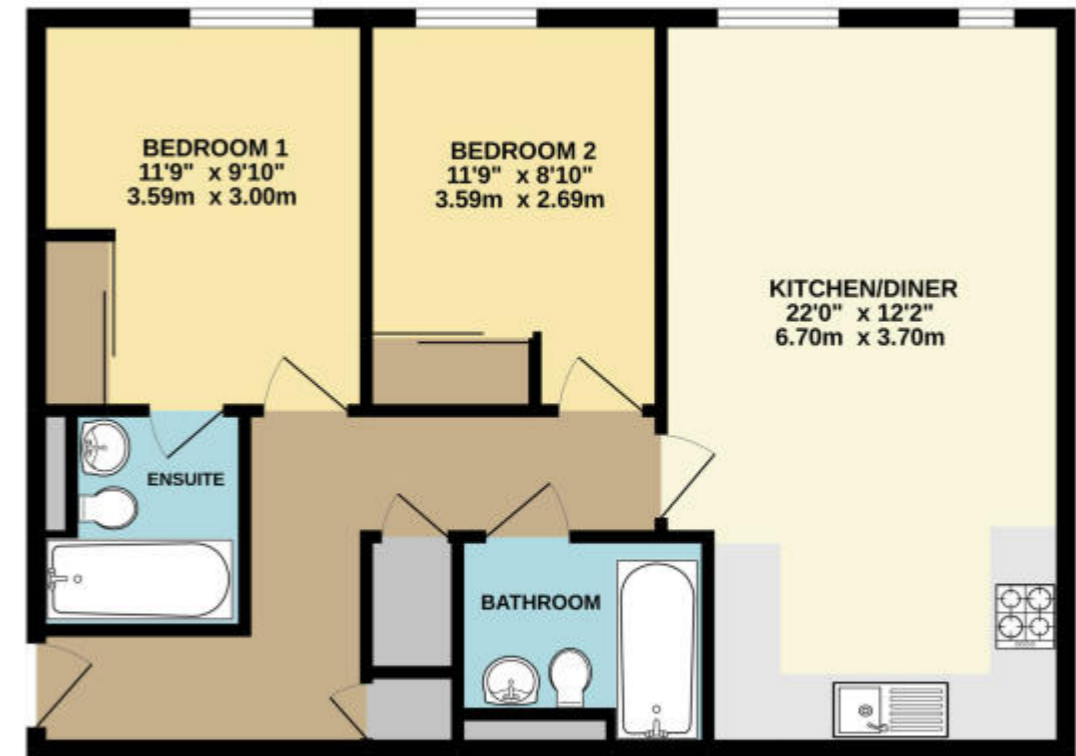
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National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

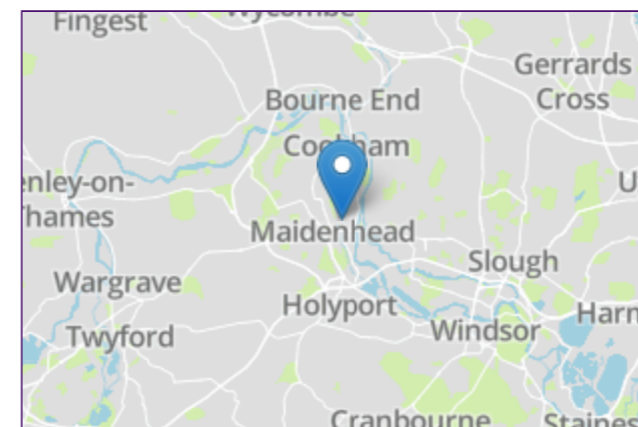
Floor Plan

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq ft (62.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(92-100)	A		
(81-91)	B	79	79
(69-80)	C		
(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	