



This well situated one bed apartment is just 0.8 miles from (Elizabeth line) Maidenhead Crossrail station comes to the market in an excellent and modern condition throughout.

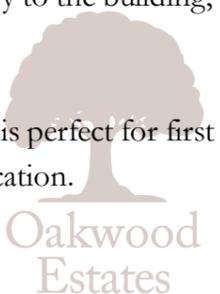
The contemporary open plan kitchen features integrated appliances and opens on to a bright and airy reception space perfect for dining and entertaining.

A standout feature is the large private balcony, offering generous outdoor space rarely found in similar apartments.

The well proportioned bedroom includes built in storage, while the sleek, modern bathroom provides a shower over the bath. The entrance hall also has extra storage.

The development offers gated, secure parking with an allocated space, along with secure entry to the building, ensuring peace of mind.

Just a short walk from Maidenhead town centre, this exceptionally well presented apartment is perfect for first time buyers or investors looking for a stylish, energy efficient home in a prime location.



Property Information

-  NO CHAIN
-  PARKING SPACE
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION
-  BALCONY
-  EXCELLENT CONDITION
-  WALKING DISTANCE TO MAIDENHEAD RIVERSIDE

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

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.

Charges

Annual Service Charge: £1278

Remaining Lease : 149years

Council Tax

Band C

Floor Plan



Oldfield Road
Approximate Floor Area = 47.48 Square meters / 511.07 Square feet

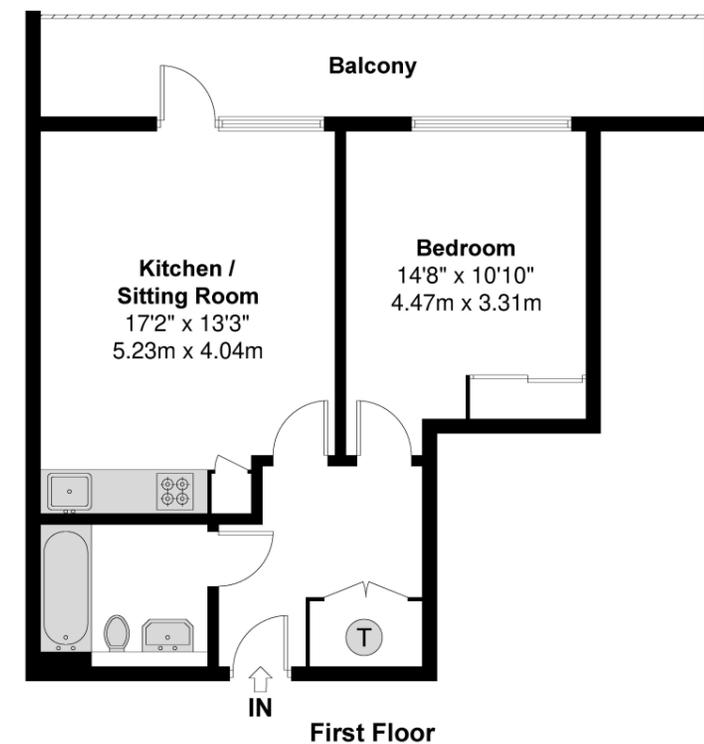
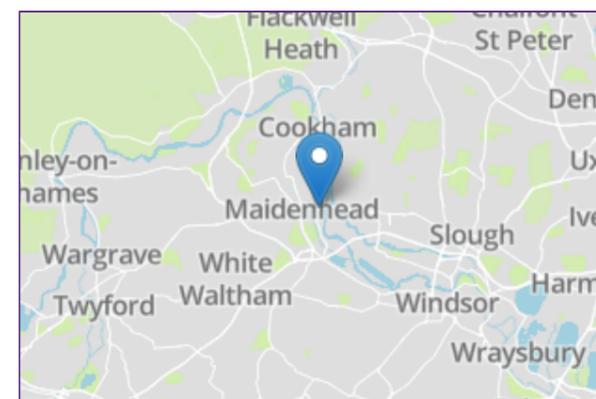


Illustration for identification purposes only, measurements are approximate, not to scale.

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	72	72
(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	