



Located within an exclusive and secure gated development, this spacious and beautifully presented two-bedroom, two-bathroom apartment offers an excellent combination of modern living, privacy, and convenience in a highly desirable Maidenhead location.

The property features an impressive open-plan living and dining area, filled with natural light and offering ample space for both relaxing and entertaining. The contemporary kitchen is fitted with sleek integrated appliances and generous storage. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a stylish en-suite shower room. A modern family bathroom serves the second bedroom.

Set within meticulously maintained communal grounds, the development provides allocated parking and secure entry, ensuring peace of mind for residents. With its generous proportions and high quality finish throughout, this apartment is ideal for professionals, downsizers, or buyers seeking low-maintenance luxury living. Perfectly placed for easy access to Maidenhead town centre, reputable schools, and nearby green spaces, the property also offers excellent transport links, including the Elizabeth Line, providing direct services into London.



Property Information

-  SECURE GATED DEVELOPMENT
-  TWO MODERN BATHROOMS
-  ALLOCATED PARKING
-  WALKING DISTANCE TO STATION (CROSSRAIL)
-  TWO DOUBLE BEDROOMS
-  SPACIOUS OPEN-PLAN LIVING
-  CLOSE TO TOWN & ELIZABETH LINE
-  LIFT

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

School 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.

Location

This property is conveniently located within a private gated residence within walking distance of the town centre with Maidenhead Crossrail Railway station approximately 0.5 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into 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.

Lease Information

There is 105 years left on the lease

Ground rent is GBP 250.00 per year.

Service Charge is GBP 2,476.00 per year.

Council Tax

Band E

Floor Plan



Knowl Croft
Approximate Floor Area = 74.02 Square meters / 796.74 Square feet

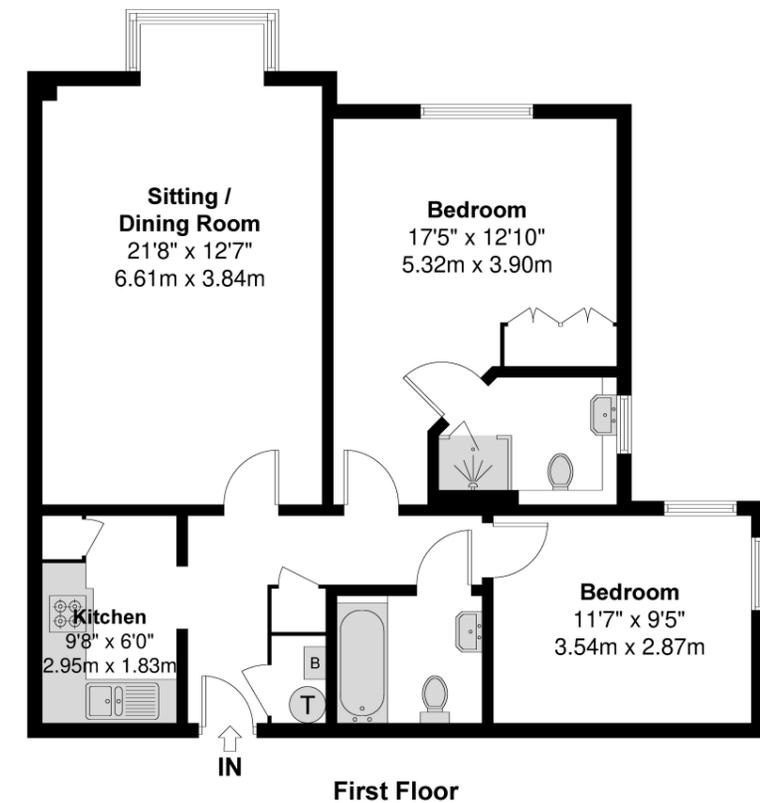
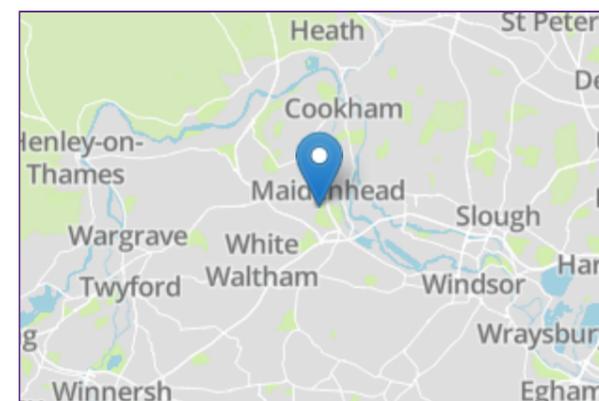


Illustration for identification purposes only, measurements are approximate, not to scale.

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	80	80
(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	