



This three bedroom deceptively spacious ground floor apartment is nicely positioned and within close proximity of a number of excellent schools and is offered to the market in fantastic low maintenance condition.

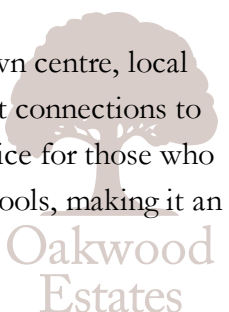
The layout consists of a lounge/diner/kitchen which is open plan and light and airy with dual aspect windows and door to your parking bays. Off of this is the study/bedroom three. There is access from the front and rear of the property and there is underfloor heating in the lounge.

There are two further double bedrooms, with the main bedroom benefitting from underfloor heating and both bedrooms have fitted storage. There is also a large family bathroom with corner bath and separate shower unit.

Further benefits include an abundance of storage, loft space, a utility cupboard, a W.C and triple glazed windows.

External, there is parking for three cars and an electric vehicle charger.

Situated in a highly convenient location, this property provides easy access to Maidenhead town centre, local amenities, and excellent transport links, including Maidenhead railway station, which offers fast connections to London Paddington. Additionally, the proximity to parks and green spaces makes it an ideal choice for those who enjoy outdoor activities. The property also falls within the catchment area of highly regarded schools, making it an excellent option for families therefore viewings are highly recommended.





Property Information

- **THREE BEDROOM GROUND FLOOR APARTMENT**
- **THREE PARKING SPACES**
- **OPEN PLAN LOUNGE/DINER/KITCHEN**
- **TRIPLE GLAZED WINDOWS**
- **UNDERFLOOR HEATING IN LOUNGE AND BEDROOM**
- **LONG LEASE**
- **SPACIOUS LAYOUT**
- **WELL PRESENTED**
- **E.V CHARGER**

  
**x3**  
Bedrooms

  
**x1**  
Reception Rooms

  
**x2**  
Bathrooms

  
**x3**  
Parking Spaces

  
**N**  
Garden

  
**N**  
Garage

Location

The setting is convenient for the road commuter with the A404(M) about 0.9 of a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 2.7 miles with direct access to London Paddington and is served by the Elizabeth Line

Schools And Leisure

The property is located within catchment of St Edmund Primary School, Newlands Girls School as well as a number of other good and outstanding

schools very close by. 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, the newly built Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Lease Information

Over 900 years left on lease.  
£540 per annum service and ground rent combined.

Council Tax  
Band C

Floor Plan

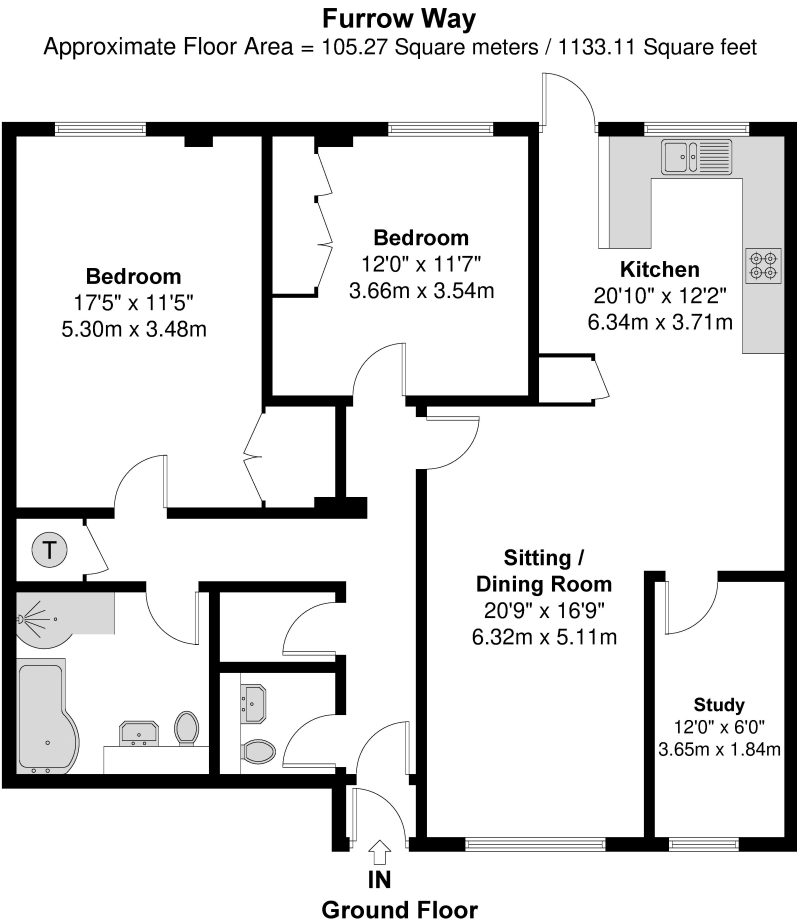


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

