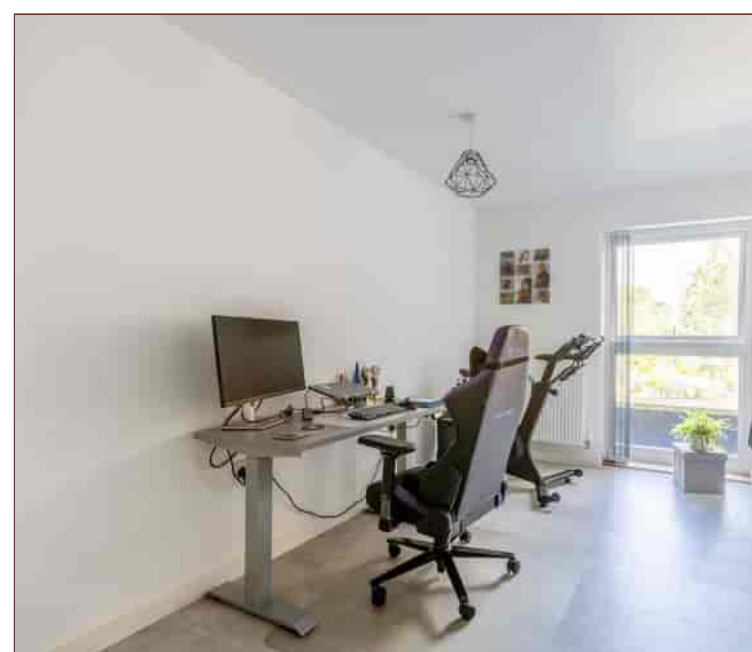




This IMMACULATELY Presented Apartment offers a perfect blend of spacious living and convenience, located just 1.6 miles from Burnham train station and within close proximity to the village centre. Featuring an OPEN-PLAN lounge and stunning kitchen, the space is bright and inviting, perfect for relaxation or entertaining. The apartment boasts a balcony, offering stunning views of vast countryside views. Included within the apartment is also ONE well-proportioned DOUBLE BEDROOMS one with an EN-SUITE and a sleek, modern family bathroom. Residents will enjoy the added benefit of a communal garden, ideal for outdoor relaxation. The property is ideal for commuters and those seeking easy access to local amenities and vast countryside walks. The Apartment is presented to a high standard throughout, making it an excellent choice for those looking for a move-in-ready home.

Located within walking distance of the village Centre which offers a variety of shops and restaurants. The train links offer a short trip to Windsor and 20 minutes to central London on the ELIZABETH LINE.



Property Information

-  ONE BEDROOM 1ST FLOOR APARTMENT
-  SHORT WALK TO BURNHAM HIGHSTREET
-  1.3 MILES TO TAPLOW STATION
-  UNDER 5 YEARS OLD
-  EN-SUITE MASTER
-  ALLOCATED PARKING FOR 1 CAR



x1

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x1

Parking Spaces



N

Garden



N

Garage

Transport Links

Nearest stations:
Taplow (0.9 miles)
Burnham (1.6 miles)
Maidenhead (2.7 miles)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

Location

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to

Marylebone. Burnham is included within the Crossrail scheme.

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

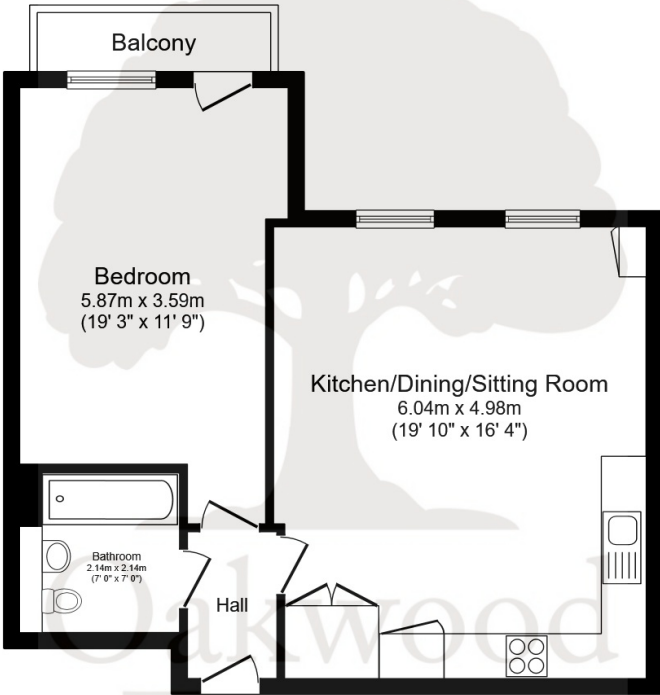
Lease Information

Lease Length - 996 years
Service charges £900 annually
Ground Rent- peppercorn

Council Tax

Band C

Floor Plan



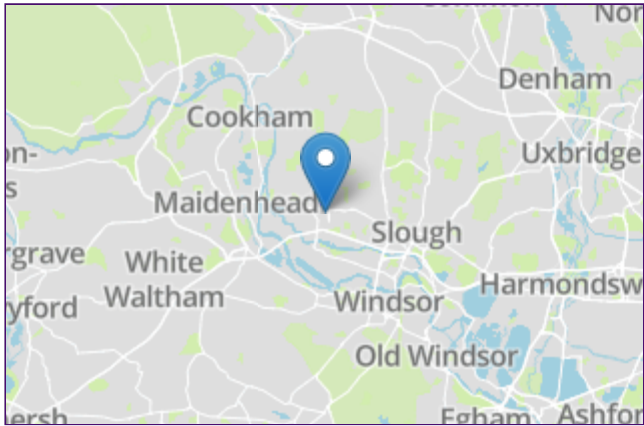
Floor Plan
Floor area 55.9 sq.m. (601 sq.ft.)

Total floor area: 55.9 sq.m. (601 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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	84	84
(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	