



A spacious two double bedroom second floor apartment situated in an ideal location which comes to the market with no onward chain complications. Featuring a kitchen, a light and airy reception room, two good sized bedrooms and a well appointed family bathroom. Further benefits include residents parking, a garage, access to communal grounds and low maintenance charges

We feel this property would make an excellent first time buy or investment



Property Information

-  NO CHAIN
-  POPULAR LOCATION
-  EXCELLENT INVESTMENT OPPORTUNITY
-  RESIDENT BAY PARKING
-  GARAGE
-  TWO DOUBLE BEDROOMS
-  CLOSE TO MANY AMENITIES

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

Leisure And Amenities

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.

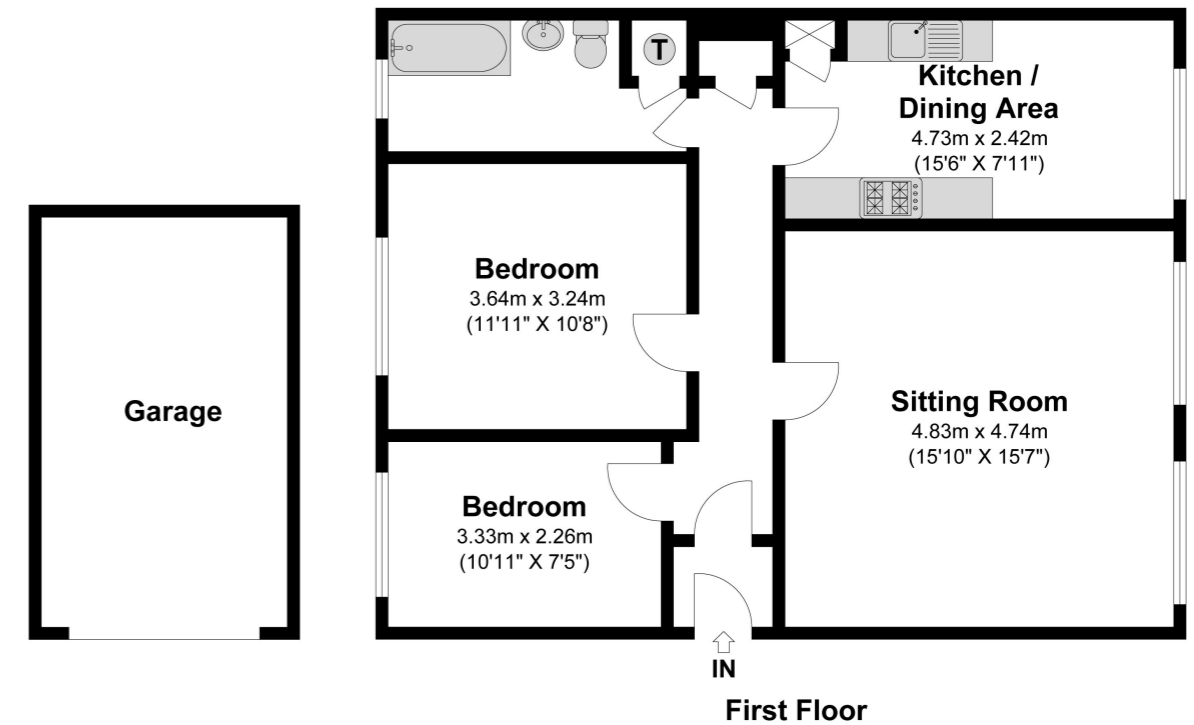
Location

The property is situated in a popular residential location just 0.5 miles from the town centre and 0.7 miles from the Crossrail train station and with easy access to the A404M and M4.

Floor Plan

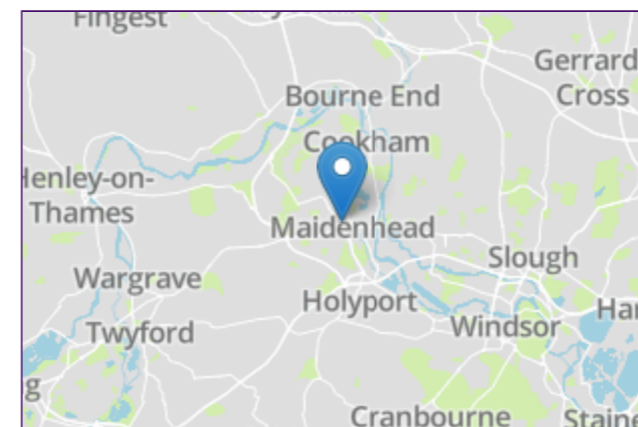


Craufurd Rise
Approximate Floor Area
763.05 Square feet 70.89 Square metres (Excluding Garage)



Illustrations are 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		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	