



****LOW SERVICE CHARGES**** An ideally located one bedroom apartment within walking distance to Maidenhead Town Centre and Crossrail Station. Featuring a good sized double bedroom, well appointed family bathroom, spacious open plan kitchen/reception room and a storage cupboard

Further benefits include outside storage unit, entry phone system, access to communal grounds and plentiful parking

The property is current let and could achieve £900 per calendar month. The lease has 90 years remaining, the service charge is £1000 per annum and the ground rent is £10 per annum

In our opinion this property would make a fantastic first time purchase or investment



Property Information

-  EXCELLENT INVESTMENT OPPORTUNITY
-  COMMUNAL GARDENS
-  COUNCIL TAX BAND - B
-  RESIDENTIAL LOCATION
-  REDECORATED THROUGHOUT
-  ONE BEDROOM FLAT
-  EPC RATING - C
-  LOW SERVICE CHARGE AND GROUND RENT
-  MUST BE SEEN
-  0.7 MILES TO MAIDENHEAD CROSSRAIL STATION

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

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

External

Externally there is a secure storage unit, access to communal gardens and plentiful residents parking

Location

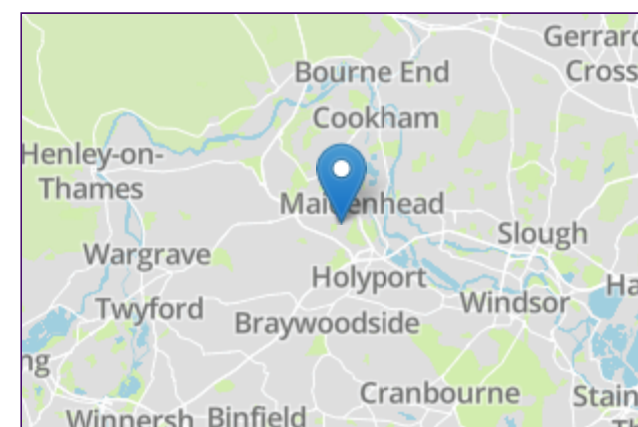
The property is ideally located for the commuter, being just 0.7 miles from Maidenhead Train Station which forms part of Crossrail and close to the A404 providing access to the M4 and M40. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. The town boasts a thriving pharmaceutical and telecommunications presence with names such as Glaxo Smith Kline and Adobe. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading and is served by the Elizabeth Line providing fast links into Central and East London

Schools And Leisure

There is an excellent selection of good and outstanding schools close by as well as 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

Council Tax

Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	76
(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	