

Nicholas Gardens is a popular residential area for families, commuters and first time buyers alike. Located less than 1 mile from sought after schools such as The Westgate School and is easily accessible to Burnham train station (Elizabeth Line).






This ideal first time purchase consists of TWO spacious double bedrooms, modern bathroom plus a separate kitchen and living room. The current owners have kept the property in good condition and it is ready for the next owners to move straight in.

Parking bays are in abundance at the development with each bay being on a first come first serve for residents only.





## Property Information

-  TWO DOUBLE BEDROOMS
-  GROUND FLOOR APARTMENT
-  AMPLE PARKING BAYS IN THE DEVELOPMENT
-  GREAT LOCATION
-  IDEAL FIRST TIME PURCHASE
-  EXCELLENT LOCAL SCHOOLS

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

### Transport Links

Nearest stations:  
 Burnham (0.9 mi)  
 Taplow (2.2 mi)  
 Slough (2.5 mi)

Conveniently located 1.0 mile to the M4 Junction 7, which offers easy access into London, Heathrow Airport, Slough Town Centre, Maidenhead, Reading and High Wycombe. Cippenham Village boasts a wealth of Shops and Retail Parks including Asda Supermarket, Marks & Spencer Supermarket, Next, Argos, B&Q Superstore, Boots Superstore and Mothercare . A direct train line to London Waterloo is also available via Windsor & Eton Riverside station.

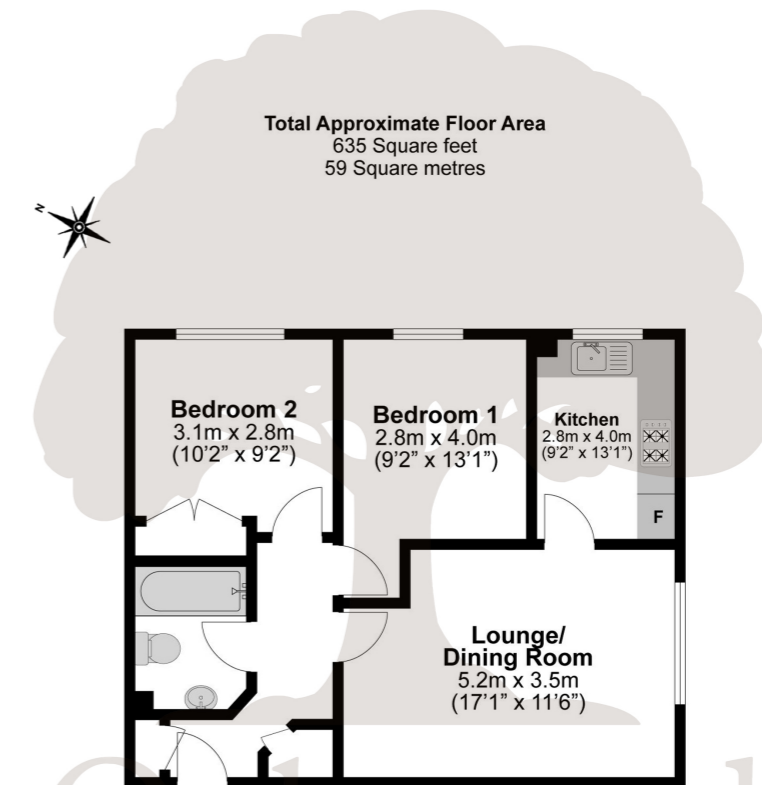
### Location

The property is perfectly situated within the catchment of popular Cippenham/Burnham/Slough schools and within a 10 minute walk to Burnham train station (Main Paddington Line and Elizabeth Line Station - 20 minutes to London). Three major supermarkets are located within a very short proximity, local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive.

### Council Tax

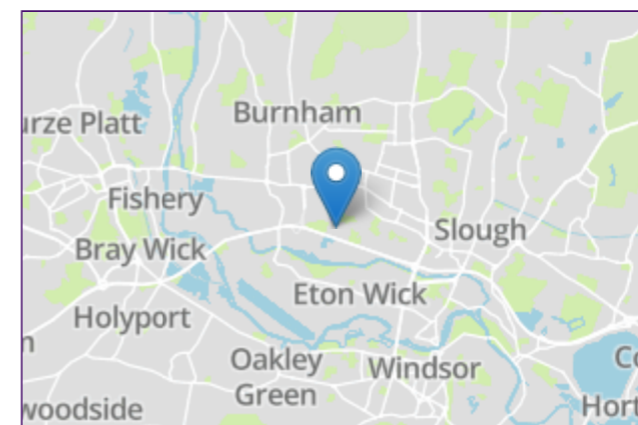
Band C

## Floor Plan



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			