

An ideally located first floor apartment situated in the ever popular St Marks area and within a short walk of Maidenhead Crossrail station. Featuring a large bedroom with ample space for storage, a bright and airy reception room with space for a dining table, a well appointed modern kitchen and a family bathroom.

Externally, there are communal grounds and communal parking with ample spaces for visitors.







Located close by is a popular cafe and good array of shops and amenities

For lease information please contact the agent



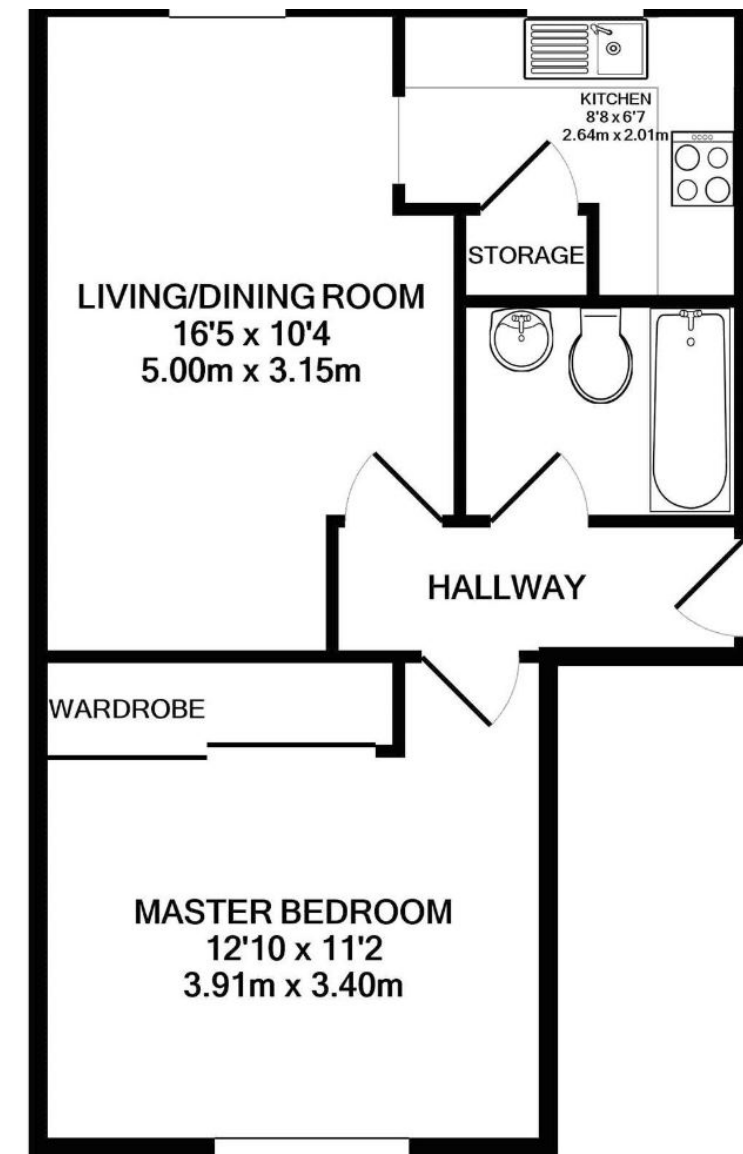


## Property Information

-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  LARGE BEDROOM
-  COMMUNAL GROUNDS
-  WELL PRESENTED
-  LIGHT AND AIRY THROUGHOUT
-  FIRST FLOOR APARTMENT

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

## Floor Plan



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.

### Location

The property is in the popular St Marks area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404M and M4. There is a selection of nearby schooling options including Newlands Girls School as well as day to day amenities such as convenience stores within walking distance too.

### Service Charge

Approx £1100 per annum

### Ground Rent

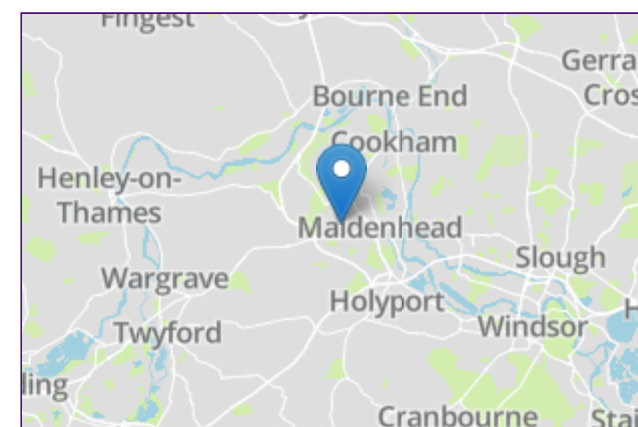
£250 per annum

### Council Tax

Band C

### Schools And Leisure

The property is located within catchment and walking distance of Newlands Girls School and there is a good selection 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.



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	