



**\*\*WITHIN EASY REACH OF MAIDENHEAD CROSSRAIL STATION AND TOWN CENTRE\*\*** A modern second floor apartment featuring a secure phone system to enter the building, this apartment complex includes lift access with resident parking.

Located within easy walking distance of Maidenhead Crossrail station and the town centre, the apartment features a contemporary open plan kitchen with ample storage and built in appliances.

Upon entry into the turn-key apartment you are greeted with a spacious entrance hall leading into the open plan modern kitchen/dining area featuring plenty of storage units and built in appliances. This light and airy apartment includes two bedrooms. Your principal double bedroom includes an en-suite shower room and built in storage. The second bedroom is a great opportunity for a home office, or to keep as a guest bedroom and this also has built in storage. The property also features a family bathroom in excellent condition.

With Maidenhead town centre just a short walk away, we feel this exceptionally well presented property would make a great first time buy or investment property.

## Property Information

-  SECURITY ENTRANCE PHONE SYSTEM
-  TURN KEY CONDITION
-  LIFT ACCESS
-  LARGE & SPACIOUS APARTMENT OVER 800 SQ FT
-  RESIDENT ALLOCATED, COVERED PARKING SPACE
-  2 DOUBLE BEDROOMS
-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION (CROSSRAIL)
-  LIGHT & AIRY THROUGHOUT
-  BALCONY ACCESS FROM LIVING ROOM

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

## Location

This property is conveniently located within a short walk to the Town Centre and Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also close by providing access to the Thames Path and other popular walking routes. Maidenhead benefits from being part of the Crossrail Development and the town centre is currently undergoing redevelopment. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

## Schools And Leisure

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, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Oldfield Primary School.

## Council Tax

Band D



maidenhead.enquiries@oakwood-estates.co.uk

## Floor Plan

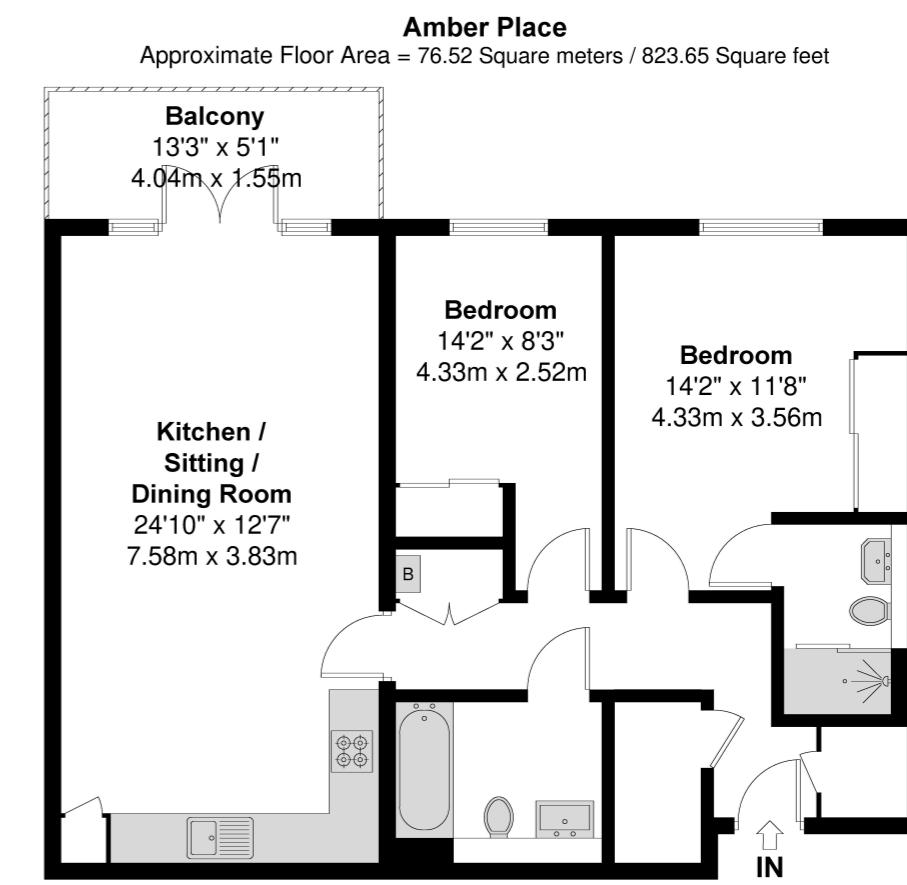
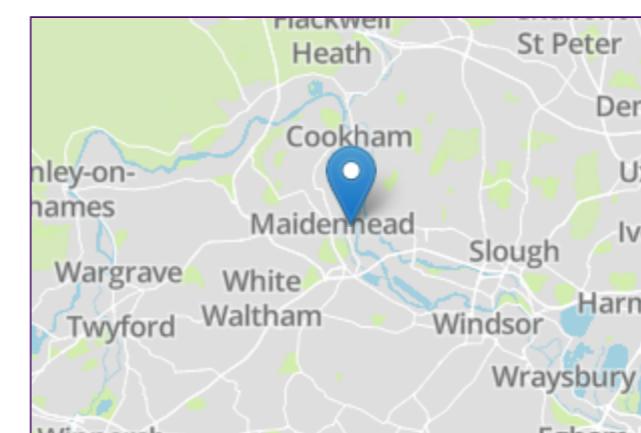


Illustration for identification purposes only, measurements are approximate, not to scale.

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 Govview.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	83
(69-80)	C	83
(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		