

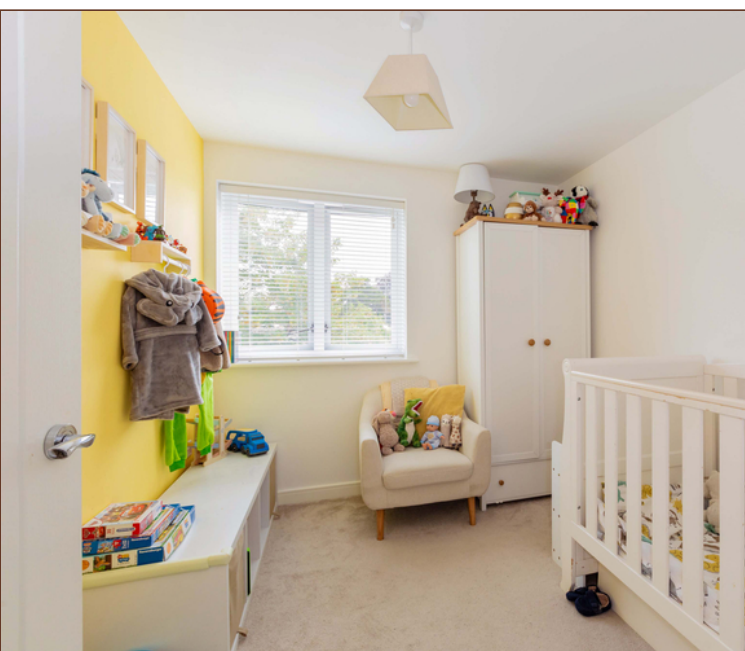


This first floor modern two bedroom apartment is located within close proximity to Maidenhead Town Centre / Rail Station (Queen Elizabeth Line).

Upon entering the entrance hall leads to the flexible and open living accommodation spread throughout the property. The apartment features an open plan kitchen/dining/sitting room with a door out to the private balcony. The large windows throughout the property add to the spacious and bright feel of the home. The remainder of the property features two double bedrooms, one benefitting from an ensuite shower room, a family bathroom.

Extra benefits include safe underground parking, secure entrances and access to a pristine communal area.

The property is offered to the market with a 995 year lease.



Property Information

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995 YEAR LEASE
- 

COUNCIL TAX BAND - D
- 

MODERN AND WELL PRESENTED
- 

TWO DOUBLE BEDROOMS
- 

EPC - B
- 

CLOSE RANGE TO MAIDENHEAD TOWN CENTRE AND TRAIN STATION
- 

ENERGY EFFICIENT APARTMENT
- 

PARKING FOR ONE CAR

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

Location
Ideally positioned on the northern outskirts of Maidenhead, you'll be perfectly placed to enjoy everything this town has to offer. No matter what you're in the mood for, Maidenhead offers a wealth of ways to make the most of your precious downtime, whether it's a meal out, an afternoon of shopping, working up a sweat in a gym or playing your favourite sport. Keen explorers and walkers alike are catered for as well, who within only minutes can find themselves amongst the majesty of the Chiltern Hills Area of Outstanding Natural Beauty.

Schools And Lesiure
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 Furze Platt Junior and Senior Schools.

Council Tax
Band D

Floor Plan



Thatcham House
Approximate Floor Area = 58.9 Square meters / 633.99 Square feet

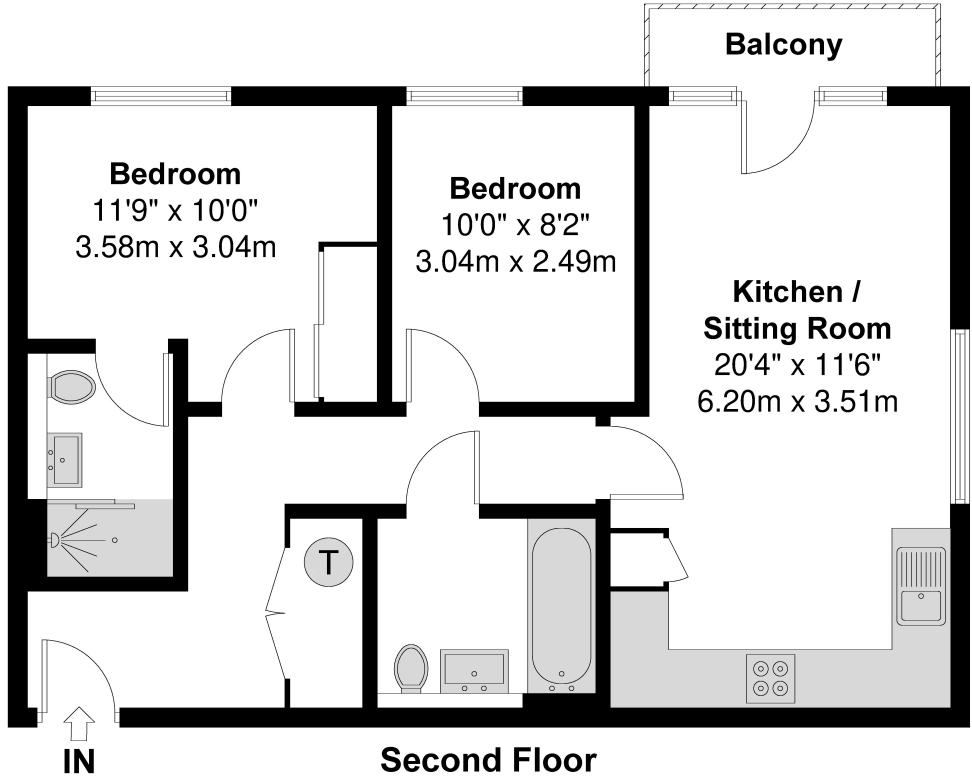


Illustration for identification purposes only, measurements are approximate, not to scale.

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 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	87	87
(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		