



Located in the sought-after development, this stylish top-floor NO ONWARD CHAIN apartment was built by Shanly Homes and finished to a high specification. It enjoys beautiful views and modern living throughout.

The property features an open-plan kitchen and living area with integrated appliances, two well-proportioned bedrooms, and a family bathroom. The master bedroom includes built-in wardrobes with sliding mirrored doors and a private en-suite.

A large private balcony extends off the living room with beautiful views overlooking Cookham dean winter hill, offering pleasant views over green spaces and Maidenhead town centre at the front of the estate. The apartment also comes with an allocated parking space, along with additional visitor parking available throughout the development.

This development is ideally positioned close to local amenities, with Maidenhead town centre and train station—along with Nicholson's Shopping Centre—located less than a mile away.

# Property Information

-  CLOSE TO MAIDENHEAD CENTRE AND RAILWAY STATION (ELIZABETH LINE)
-  COMMUNAL PARKS
-  EN SUITE TO MASTER
-  PRIVATE BALCONY
-  ALLOCATED & VISITOR PARKING UNDER THE BUILDING.

-  CLOSE TO RIVERSIDE
-  TWO DOUBLE BEDROOMS
-  OPEN PLAN LIVING SPACE
-  NO ONWARD CHAIN
-  AVAILABLE NOW

					
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. The Railway station is approximately 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also forms part of the Crossrail network and is served by the Elizabeth Line which offers direct links to Central and East London. 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.

## Sports 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

## Additional Information:

Remaining Lease : 89 years

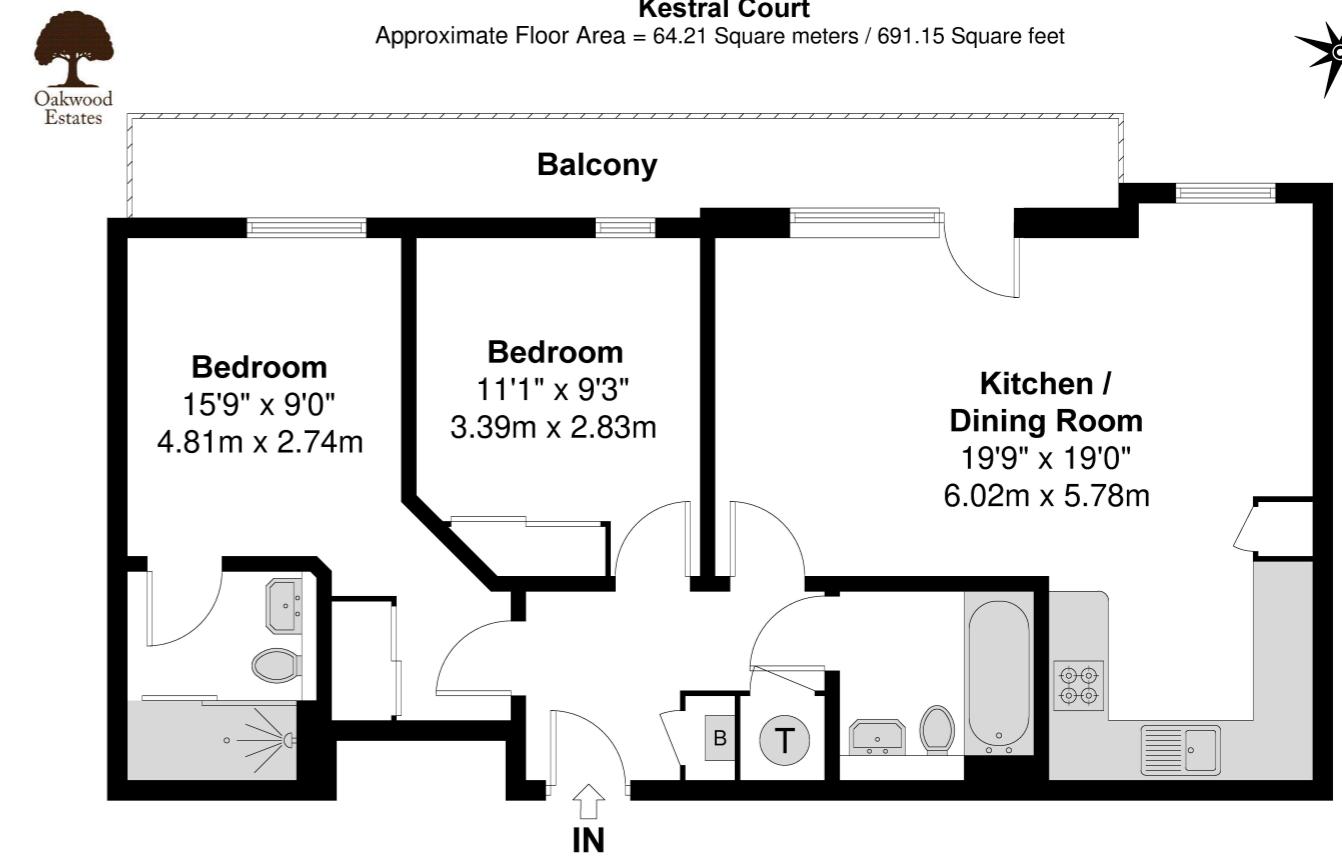
Ground Rent : £500

Annual Service Charge : £3000

## Council Tax

Band D

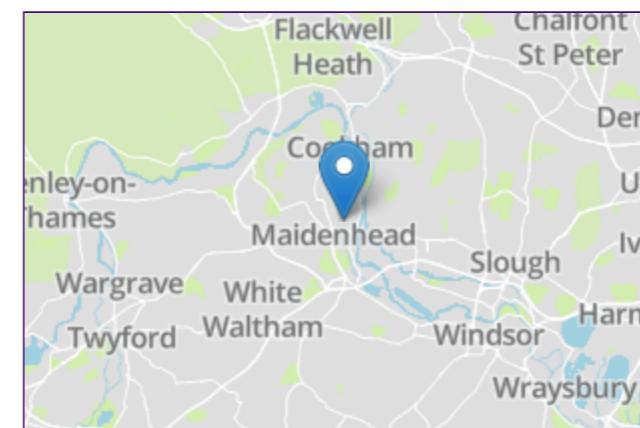
# Floor Plan



## Fourth Floor

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	
(69-80)	C	77
(55-68)	D	77
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		