











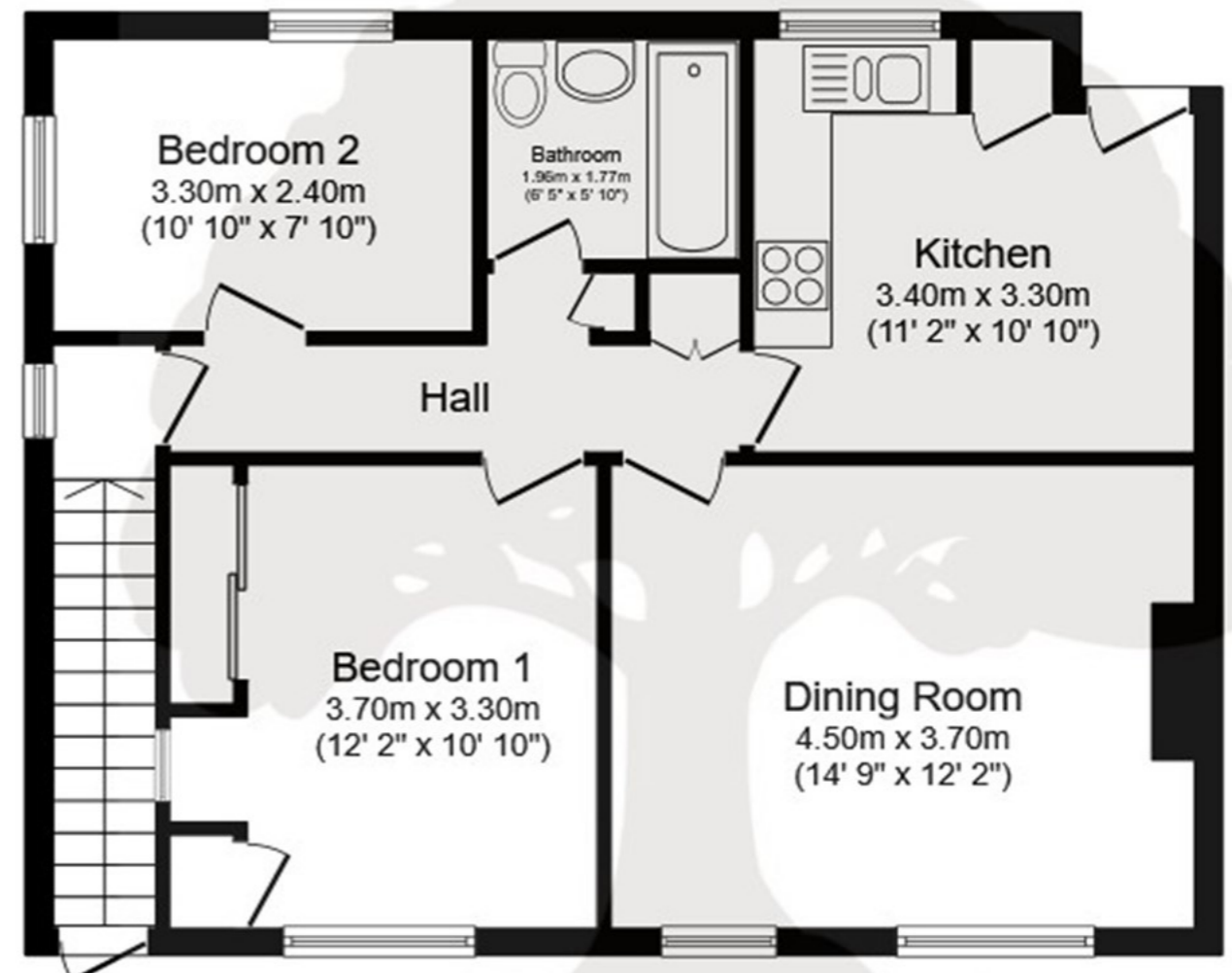


This newly decorated two double bedroom first floor maisonette is situated in the heart of Datchet Village and within a short walk of its variety of shops, schools and transport links (Waterloo Line). The property is offered to the market as well presented and provides spacious living accommodation within a convenient location. The layout features a 14ft living/dining room, an 11ft kitchen, a three piece bathroom and two double-sized bedrooms. There are the added benefits of double glazing and a newly installed gas boiler with central heating throughout. Externally there is a private rear garden. This property would make for an excellent first time purchase or investment and comes onto the market with no onward chain and an extended lease allowing for the possibility of a quick sale.



-  TWO DOUBLE BEDROOMS
-  FULLY TILED BATHROOM
-  COUNCIL TAX BAND D
-  EXTENDED LEASE
-  EPC - C
-  1ST FLOOR MAISONETTE
-  2 MIN WALK TO DATCHET STATION
-  NO CHAIN
-  LONG LEASE AND NO SERVICE CHARGE
-  REAR GARDEN

					
x2	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.

Lease Information

Lease is currently being extended by the owner to 166 years and there will not be any service charge or ground rent going forward.

Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst nearby Windsor provides a comprehensive range of shops, the Theatre Royal, the Castle and St. Georges Chapel. - For the commuter there are two train stations serving London Paddington and London Waterloo from Slough and Datchet respectively. Datchet has excellent road links with access to the M4 from junction 5, which leads to both the M25 and the M3.

- An extensive range of well-regarded schools are available in both the Independent and State sectors, including St George's, Upton House, Eton College, Eton End, Datchet Montessori School, St Mary's School, Churchmead Secondary School and Windsor Boys' and Girls' Secondary Schools.

Schools

Primary Schools:
Datchet St Mary's CofE Primary School
0.1 miles away State school

Eton End School Trust (Datchet) Limited
0.5 miles away Independent school

Castleview Primary School
1.1 miles away State school

St George's School
1.1 miles away Independent school

Secondary Schools:
Churchmead Church of England (VA) School
0.1 miles away State school

Long Close School
1.2 miles away Independent school

Upton Court Grammar School
1.3 miles away Grammar school

Eton College
1.3 miles away Independent school

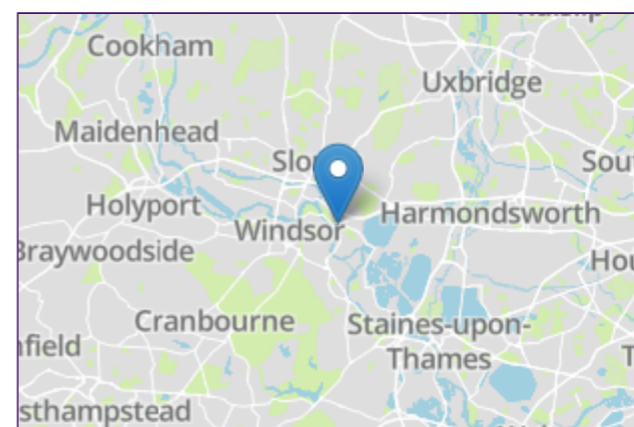
Transport Links

Nearest stations:

Datchet (0.1 miles)
Windsor & Eton Riverside (1.1 miles)
Windsor & Eton Central (1.3 miles)

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	76
(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			