



This light and spacious top floor apartment is offered for sale with a Share of Freehold and is situated in a popular gated residence within easy walking distance of Maidenhead station, Crossrail and the Town Centre. The immaculate property features a spacious Double Bedroom, luxury Bathroom, a generous Living / Dining Room and modern Kitchen. Further benefits include allocated parking, plentiful storage, underfloor heating throughout, Gerberit bathroom fittings, entry phone system a lift and communal gardens.

To the front of the property, a gated driveway leads to parking with an allocated space as well as visitor parking. The front door leads to a communal hallway with stairs and lift to all floors. The private front door opens into a spacious hallway with useful storage cupboard. The Living / Dining Room is a bright and spacious room overlooking the front aspect, double sliding doors leading to the Kitchen with its full range of wall and floor mounted units set to ample work top and incorporating a sink unit, induction hob with extractor, an eye level oven and microwave, there is an integrated fridge/freezer, washing machine and dishwasher.

The Double Bedroom also overlooks the front aspect and has fitted wardrobes, a luxury modern Family Bathroom completes the accommodation.



Property Information

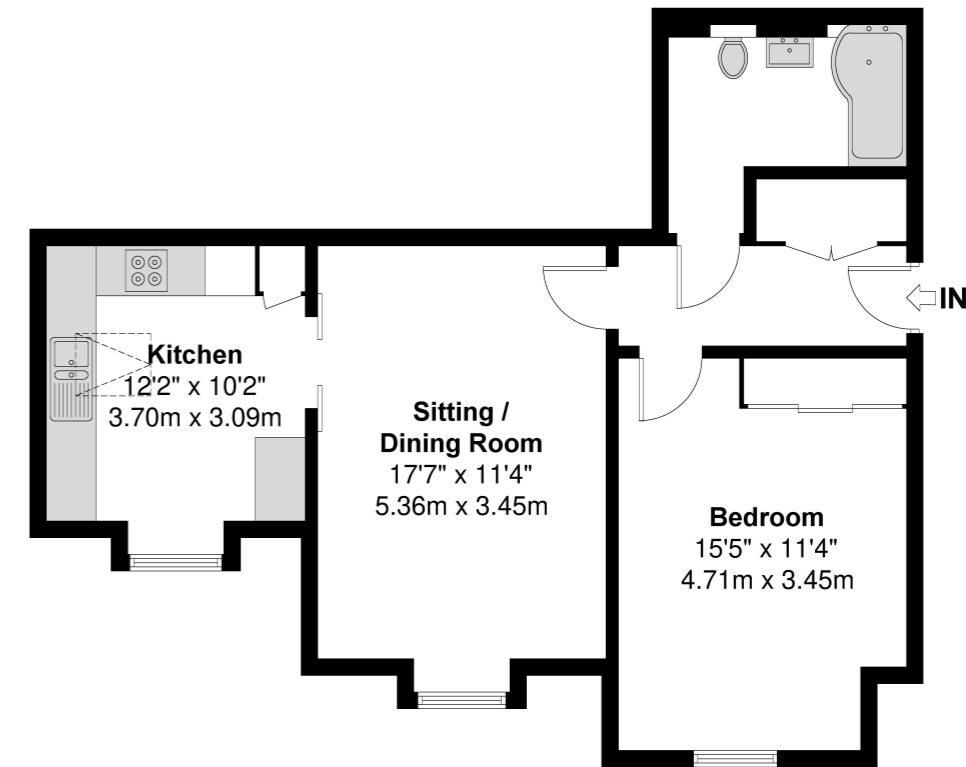
-  1 BEDROOM TOP FLOOR APARTMENT
-  PRIME LOCATION
-  LIVING / DINING ROOM
-  LUXURY BATHROOM
-  SHARE OF FREEHOLD
-  COMMUNAL GARDENS
-  GATED RESIDENCE
-  WALKING DISTANCE OF CROSSRAIL AND THE TOWN CENTRE
-  KITCHEN
-  PARKING
-  NO ONWARD CHAIN
-  SHED STORAGE FOR BICYCLES & OTHER LARGE ARTICLES

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

Floor Plan



Linkside
Approximate Floor Area = 57.34 Square meters / 617.20 Square feet



Second 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 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

This property is conveniently located within a private gated residence within walking distance of the town centre with Maidenhead Crossrail Railway station approximately 0.5 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into 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.

External

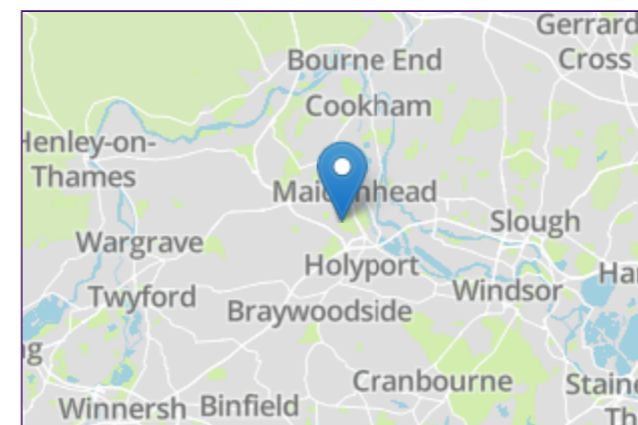
The property is set back behind electric gates with a smart front courtyard providing allocated parking and visitor parking with mature shrubs providing interest. To the rear, there are mature landscaped grounds for residents to enjoy.

Lease - 999 year lease from 2007.

Service charge - £1,668.00 per annum.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			