



An excellently located and well presented one bedroom property with private courtyard garden just 0.3 miles from Maidenhead Crossrail Station

Secure gated access leads to this excellent ground floor apartment which consists of a well appointed kitchen with built in appliances, an open plan reception/dining room with double doors leading onto a private bright and sunny courtyard garden. The spacious double bedroom features built in wardrobes and a contemporary en suite bathroom. Further benefits include a separate guest wc, storage cupboard and communal bike storage

The property is additionally well situated for the commuter with easy access to the M4 and M40 motorway routes as well as those requiring railway access into London

With no onward chain complications, this larger than average property, with private courtyard garden, would make a wonderful home for a first time buyer or an investment opportunity



Property Information

-  NO CHAIN
-  CLOSE TO SCHOOLS AND LOCAL AMENITIES
-  ALLOCATED PARKING
-  OPEN-PLAN LIVING ROOM/ KITCHEN/ DINING AREA
-  GATED AND SECURE DEVELOPMENT
-  TOWN CENTRE LOCATION
-  AMPLE STORAGE
-  PRIVATE COURTYARD GARDEN

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

Location

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.3 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.

Sport 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.

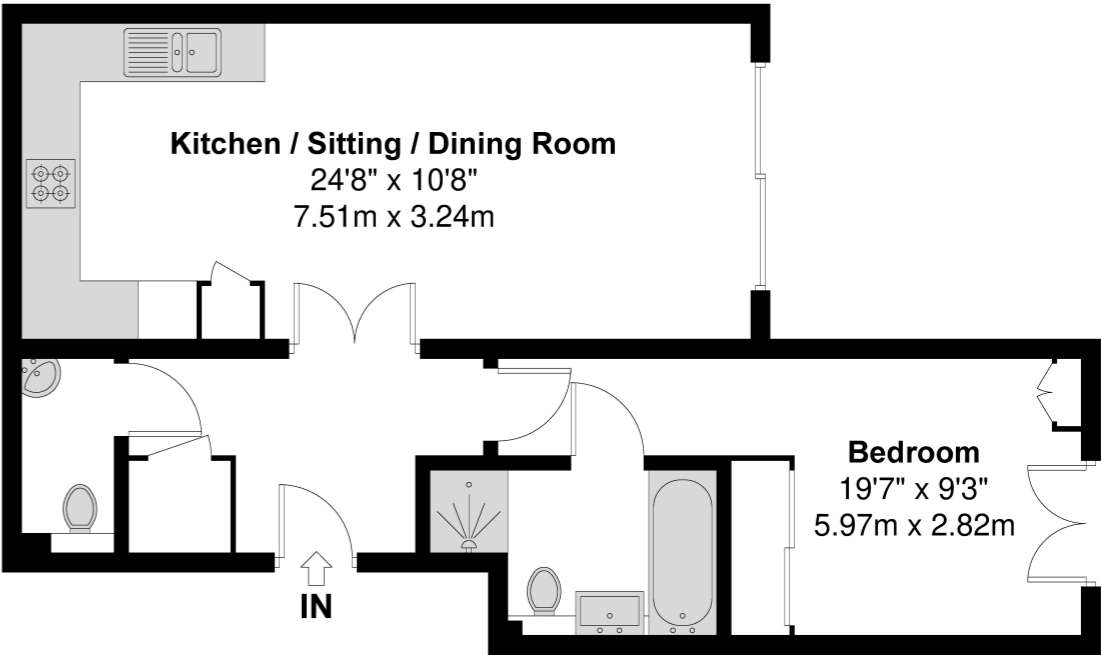
Council Tax

Band C

Floor Plan



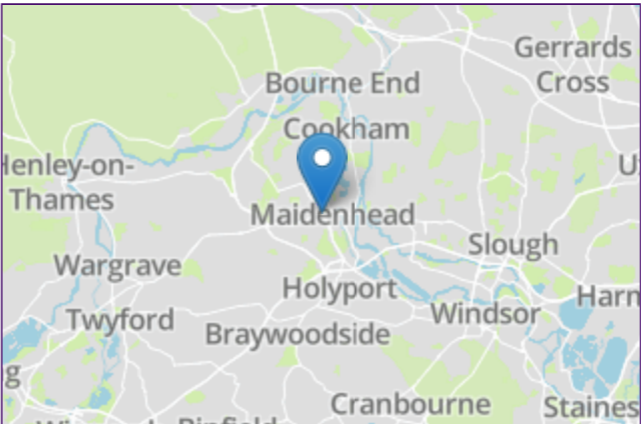
The Crescent
Approximate Floor Area = 52.69 Square meters / 567.15 Square feet



Ground 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(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		