

This modern one bedroom first floor apartment is situated in a gated development within close proximity to Maidenhead Town Centre / Rail Station (Queen Elizabeth Line) and is offered to the market as superbly presented.

The layout features a 19ft open plan kitchen/living area with private balcony access, a contemporary three piece bathroom, a double-sized bedroom with fitted wardrobes and an entrance hall.

The development benefits from a secure entry phone system and lift access to all floors.

Also comes with an allocated parking space located within a gated and secure development, providing added convenience and peace of mind.

The property is offered to the market with a 997 year lease and no onward chain allowing for the possibility of a quick sale.



Property Information

-  MODERN ONE BEDROOM 1ST FLOOR APARTMENT
-  20 MINUTE WALK TO MAIDENHEAD RAIL STATION (CROSS RAIL)
-  CONTEMPORARY THREE PIECE BATHROOM
-  LIFT ACCESS
-  NO CHAIN
-  GATED DEVELOPMENT
-  PRIVATE BALCONY
-  BEDROOM WITH FITTED WARDROBES
-  997 YEAR LEASE
-  ALLOCATED PAVING SPACE

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

Lease Information

Length of Lease - 997 years
Service Charge - £1,226.96 p.a.

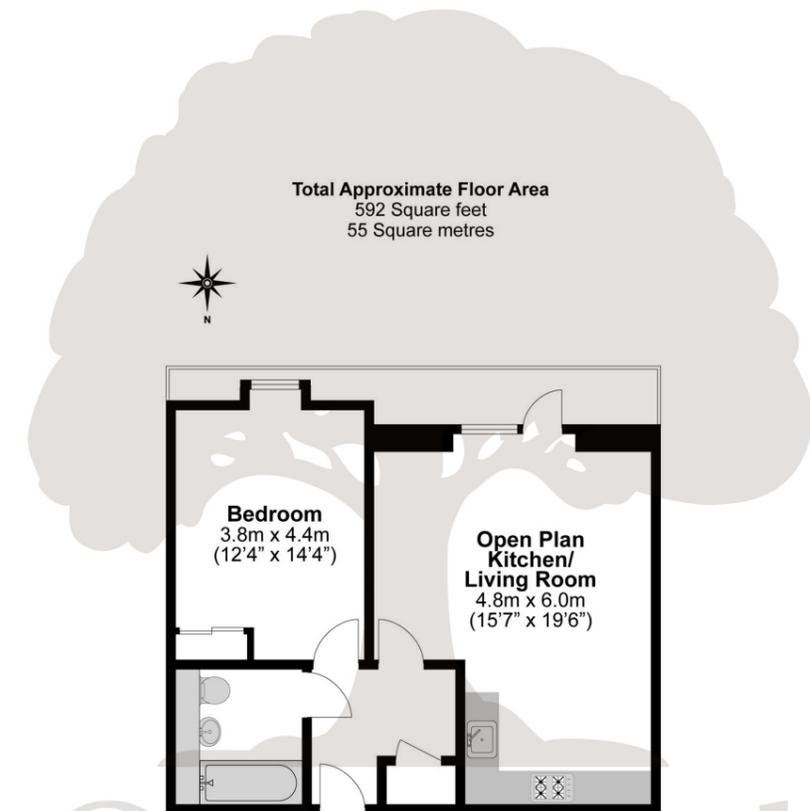
Location

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.

Council Tax

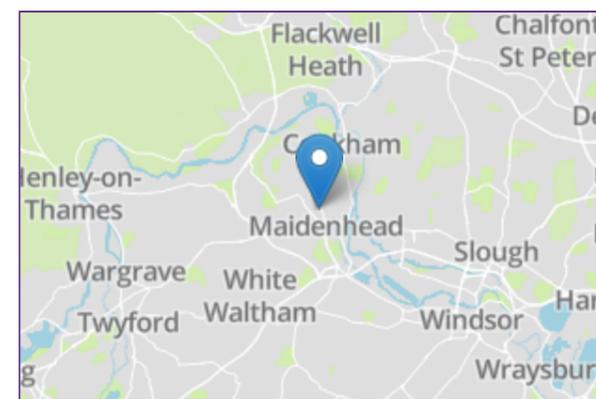
Band C

Floor Plan



Illustrations are 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	72	72
(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			