

Situated in the heart of the picturesque village of Bray, with its wonderful array of waterside restaurants, this delightful one bedroom ground floor apartment, with garage and parking, is offered for sale with no onward chain.

Gated access leads from the front to the side of the property via a pretty courtyard with mature shrubs and planting. The stable door leads to the Living Room featuring a bay window and parquet flooring throughout. The Kitchen overlooks the front courtyard and is fitted with a range of floor and wall mounted units set to ample work top incorporating a sink unit, oven and hob with extractor above and integrated fridge and freezer.

The Hallway leads to the Bathroom, with its white suite and storage cupboard, and to the very good sized double Bedroom with windows to the front.

Outside, the pretty courtyard sweeps around the property which will have an abundance of floral array come Springtime. There is a single Garage with a parking space to the front.



-  SET IN THE HEART OF PICTURESQUE BRAY VILLAGE
-  LIVING ROOM
-  BATHROOM
-  NO ONWARD CHAIN
-  VIEWING RECOMMENDED
-  ONE BEDROOM GROUND FLOOR APARTMENT
-  KITCHEN
-  COURTYARD GARDEN
-  GARAGE AND PARKING

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

Sports & Leisure

Sporting and recreational facilities in the area are varied and include golf at Temple, Maidenhead, Marlow, Harleyford, The Royal Berkshire, Hawthorn Hill, Sunningdale and Wentworth; horse racing at Windsor, Ascot, Kempton, Sandown, Epsom and Newbury; polo at Smith's Lawn, Guards Polo Club and Royal County of Berkshire Polo Club; horse riding and walking in Windsor Great Park; flying at White Waltham Airfield; rowing at Maidenhead Rowing Club, Dorney Lake and Henley, home to the renowned Henley Regatta; boating and sailing at Bray Lake and on stretches of the River Thames.

Location

Junction 8/9 of the M4 at Braywick offers access to Heathrow Airport, Central London and the M25 network. The A404M links to the M40 at High Wycombe offering a further route to central London, Oxford and Birmingham. Maidenhead railway station offers direct and fast services to London (Paddington) taking approximately 40 minutes. From Windsor station services to London (Waterloo) taking approximately just under an hour.

Schools

There is extensive schooling available with many well regarded schools and colleges in the area including preparatory schools including St Georges Windsor Castle, Ludgrove, Papplewick, and Lambrook; senior schools including Wellington College, Eton College, Holyport College, Wycombe Abbey, and St. Mary's Ascot.

Outside

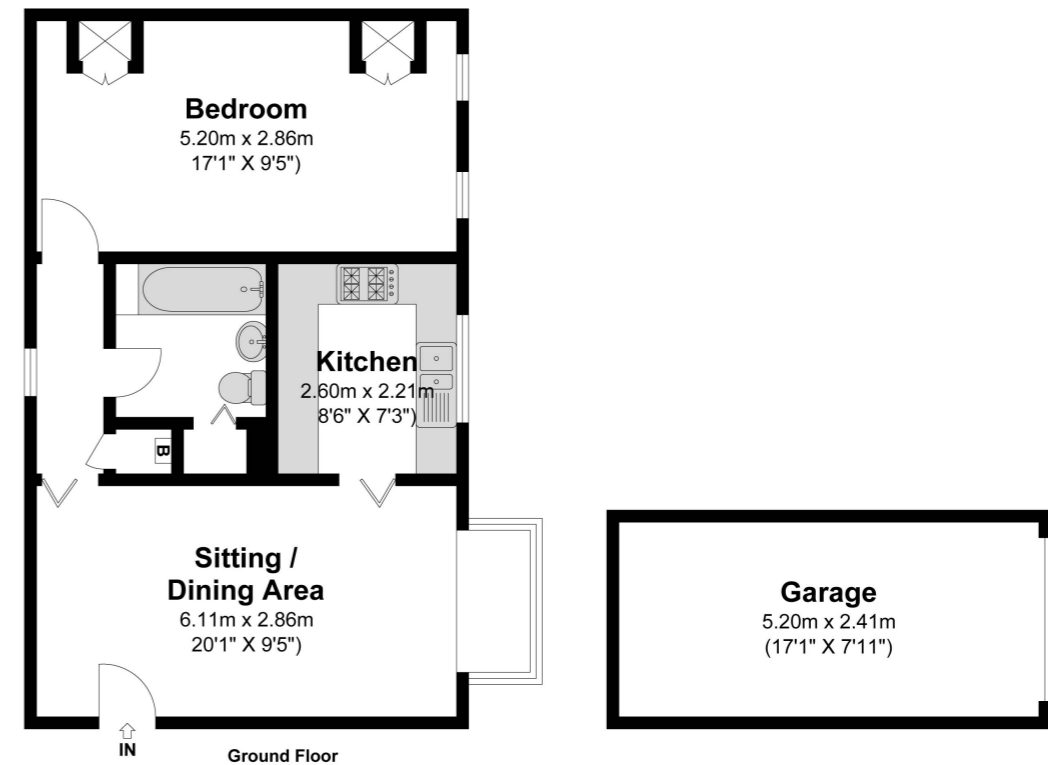
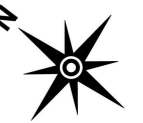
The property is surrounded by a pretty courtyard with mature shrubs with a pathway leading round to the front stable door. There is a little sitting area. There is parking for 1 car in front of the garage.

Council Tax

Band C

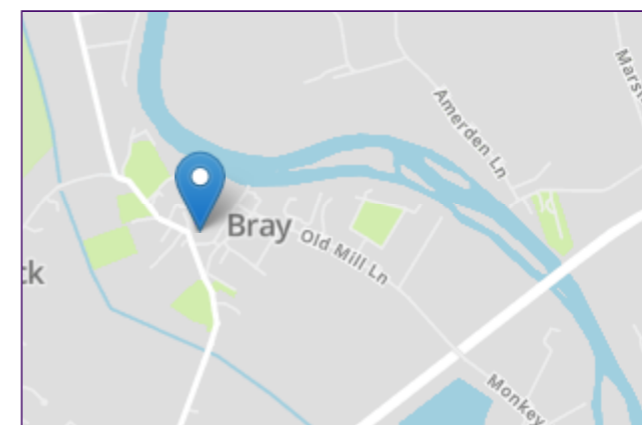


High Street Bray
 Approximate Floor Area
 499.77 Square feet 46.43 Square metres (Excluding Garage)
 Garage Area 134.87 Square feet 12.53 Square metres
 Total Area 634.64 Square feet 58.96 Square metres (Including Garage)



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	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	