








Enjoying a very private position in a popular residential location this one bedroom first floor apartment comes to the market in excellent condition. The property features a well appointed kitchen, a 16ft reception room, modern bathroom, study and spacious bedroom. Further benefits include it's own private entrance, residents parking, access to communal gardens and low service charge





## Property Information

-  LOW GROUND RENT AND SERVICE CHARGE
-  COMMUNAL GARDENS
-  FIRST FLOOR
-  BONUS STUDY ROOM
-  WELL PRESENTED
-  SEPARATE KITCHEN
-  RESIDENTS PARKING

					
x1	x2	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### External

This property has its own private entrance, large communal gardens and ample residents parking

### Schools And Leisure

The property is in the popular Woodlands Park area of Maidenhead, less than 5 minutes' drive from the town centre and train station and with easy access to the A404 and M4 motorways. There is a selection of excellent nearby schooling options as well as day to day amenities such as convenience stores within walking distance too.

### Further Information

- There are 91 years remaining on the lease
- Ground rent is £10 per annum
- Service Charge is £1000 per annum

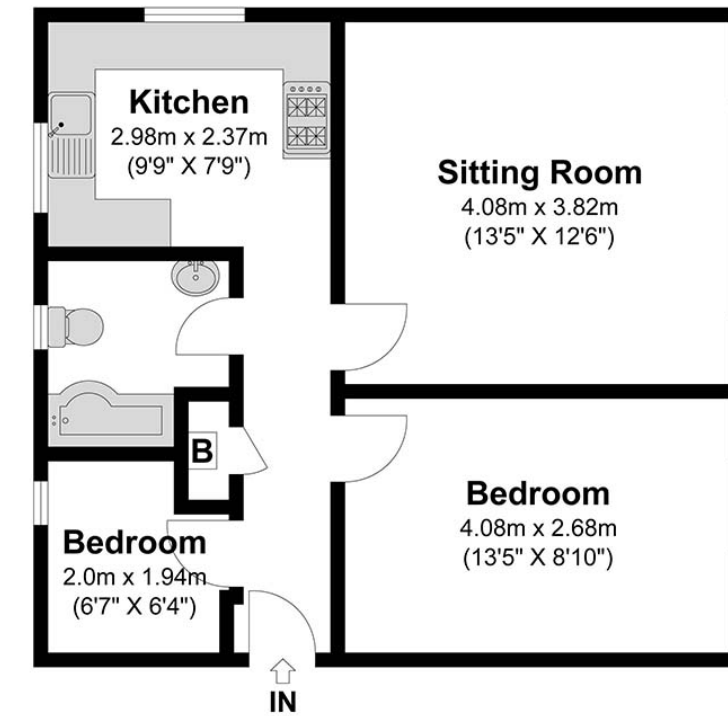
### Council Tax

Band B

## Floor Plan



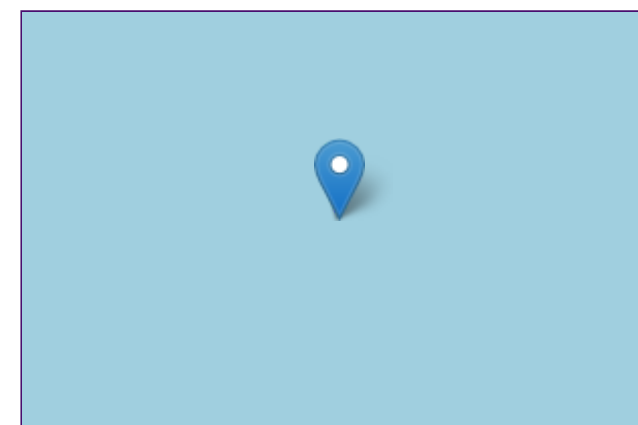
**Folliejohn Way**  
Approximate Floor Area  
516.12 Square feet 47.95 Square metres



### First Floor

**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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	