

This immaculate one bedroom, ground floor apartment is offered for sale in excellent condition throughout. Located in a popular setting, just 1.5 miles from Maidenhead town and the Crossrail, it is situated between Boyn Hill and The Thicket.

The communal entrance hall, with entry phone system, leads to the private front door. Inside the open plan Living Room is lovely and bright and has a good sized storage cupboard. The Kitchen is fitted with ample work top and a range of integrated appliances. Sliding doors lead to the double bedroom with built in wardrobes and the modern family bathroom features a waterfall shower attachment. The property also benefits from underfloor heating throughout

There are secure external stores for each apartment as well as bike storage and secure parking allocated for 2 cars

This superb property is situated just a short distance from the popular walking routes at the Thicket as well as many local amenities including a post office and supermarket

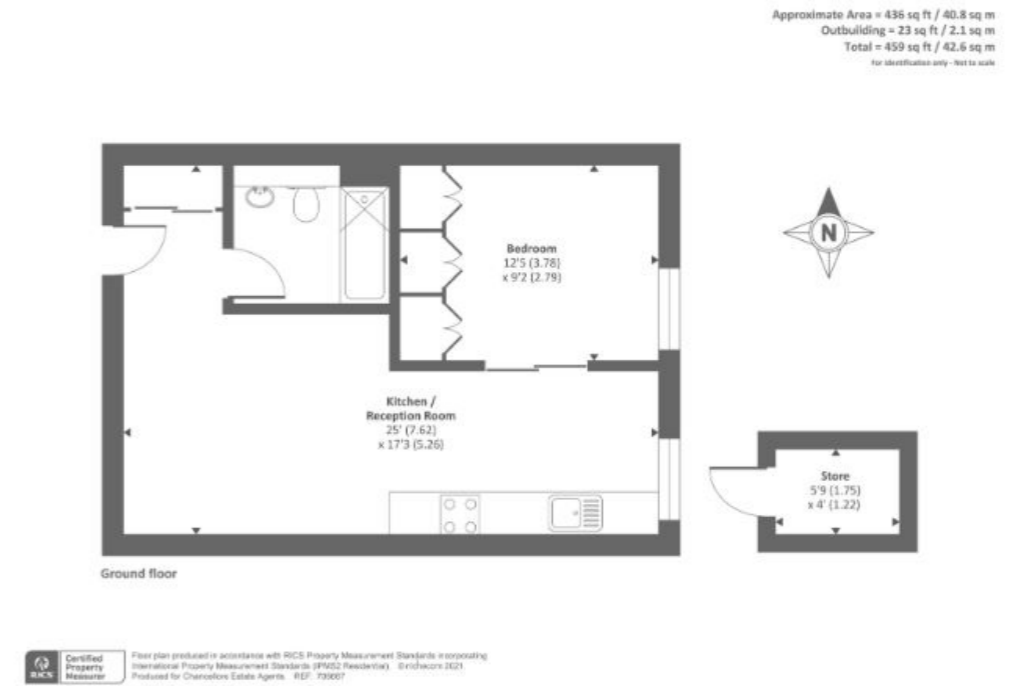
Leasehold term is 125 years from 2016





-  GROUND FLOOR APARTMENT
-  KITCHEN WITH INTEGRATED APPLIANCES
-  BATHROOM
-  STORE CUPBOARD & BIKE STORE
-  OPEN PLAN KITCHEN / LIVING ROOM
-  ONE DOUBLE BEDROOM
-  ALLOCATED PARKING FOR 2 CARS
-  IMMACULATELY PRESENTED THROUGHOUT

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x1   | x1  | x1  | x2  | N   | N   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |



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.

**Schools 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, including Highfield Girls School.

**Location**

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 1.5 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.

**Outside**

Externally there is bin storage and secure allocated parking for the residents and visitors. There is also a secure bike store.

**Council Tax**

Band C

