



A bright and spacious TWO double bedroom turn key apartment with the feel of 'City Living' and featuring a lovely balcony overlooking a central green with allocated parking. Further benefits include an open plan Kitchen/Reception Room, Two Bathrooms (one En-Suite) and situated within walking distance of the River Thames and Maidenhead town centre and Crossrail.

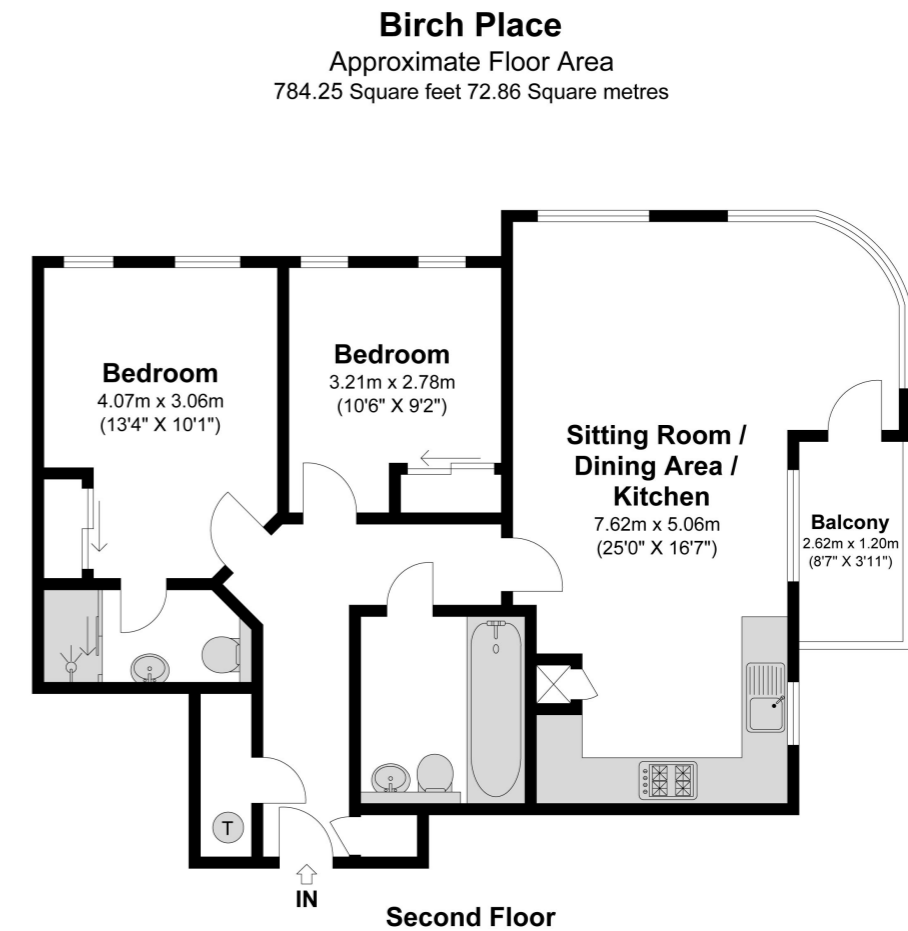
The property comprises of security entrance system, spacious Entrance Hall with storage cupboards, a dual aspect open plan Kitchen/Reception with feature bay windows and a private balcony, a good sized Primary Bedroom with En Suite and built in wardrobes, a further Double Bedroom with built in wardrobes and a well appointed Family Bathroom.

This energy efficient property also benefits from an allocated parking space, generous visitor parking, bike storage and well maintained communal grounds. With a contemporary design throughout, this light and bright apartment comes to the market in "show home" condition, we feel the apartment is excellent value.



-  BRIGHT AND SPACIOUS TWO BEDROOM APARTMENT
-  TWO BATHROOMS (ONE EN-SUITE)
-  COMMUNAL CENTRAL GREEN
-  ALLOCATED AND VISITOR PARKING
-  GOOD SIZE OPEN PLAN LIVING ROOM / KITCHEN
-  POPULAR RESIDENTIAL SETTING
-  PRIVATE BALCONY
-  CLOSE TO RIVER THAMES AND MAIDENHEAD CROSSRAIL

					
x2	x1	x2	x1	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.

Location

This property is conveniently located within a short walk to the Town Centre as well as Maidenhead Riverside. The Railway station is approximately 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from the Crossrail Development via the Elizabeth Line and redevelopment of the town centre. 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.

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

External

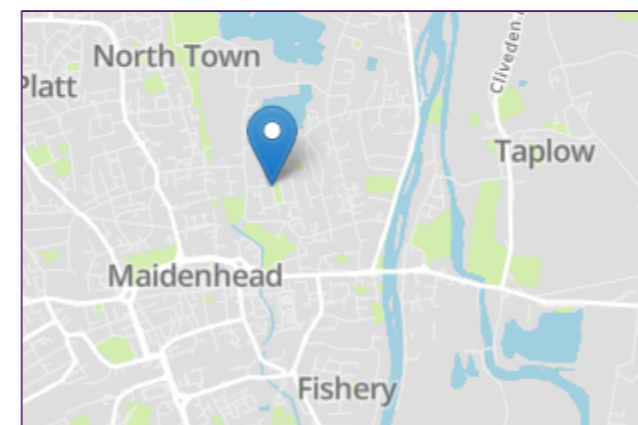
The property overlooks a central open play area which and has allocated parking.

Lease And Maintenance

91 years remaining on the lease. £3000pa and £400 ground rent. 1 allocated space at the back of the block.

Schools & 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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		