

This two bedroom top floor apartment provides you with everything that you need in your first home with the location making this property the commuters dream.

Consisting of Two double bedrooms with master benefitting from an en suite bathroom, larger than average living room with double patio doors leading to a Juliet balcony perfect for those warm summer afternoons. A separate kitchen and bathroom are also included. Parking is never a problem with allocated parking available ensuring you're always able to park by your home.

The current owners have done a superb job of renovating the property up to a high standard and this beautiful modern home is now ready for the new owner to move straight in with no work required.

The location really could not be better with easy access to Maidenhead, Burnham, Windsor and so many more desirable locations only a short distance away, further to this transport links are excellent and you have your choice of local schools with so many outstanding schools only a stones throw away.

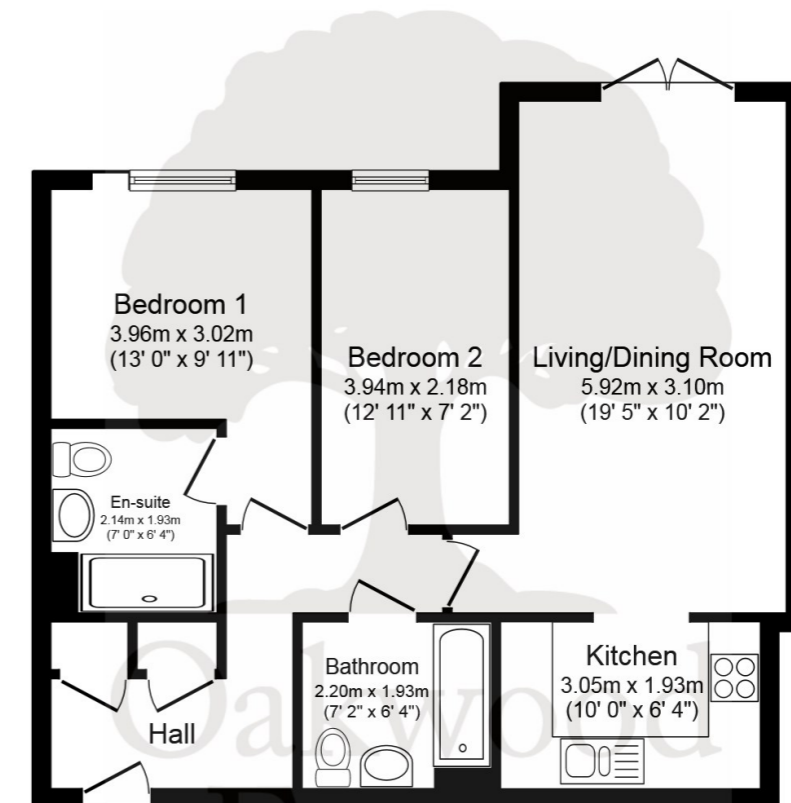


## Property Information

-  TWO DOUBLE BEDROOMS
-  ALLOCATED PARKING
-  IDEAL FIRST TIME PURCHASE/INVESTMENT
-  0.8 MILES FROM BURNHAM STATION
-  RECENTLY RENOVATED
-  LONG 138 YEAR LEASE
-  IMMACULATELY PRESENTED

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

## Floor Plan



**Floor Plan**

Total floor area 61.5 sq.m. (662 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

Oakwood Estates

### Transport Links

NEAREST STATIONS:

Burnham (0.8 miles)

Taplow (1.3 miles)

The M4 (jct 7) is less than 0.5 miles away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead.

### Lease Information

We understand from the vendor that the property is held on a lease with 138 years remaining with a ground rent of £300 per annum and a service charge of £1950 per annum

### Location

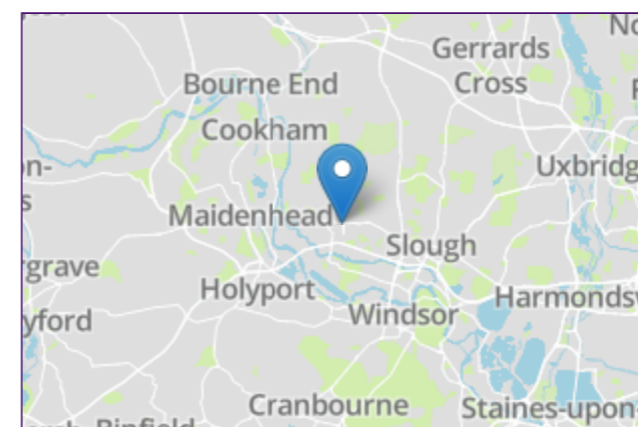
Burnham Station is one of the stations served by Crossrail - 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south. There are several good golf courses within a close proximity.

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80