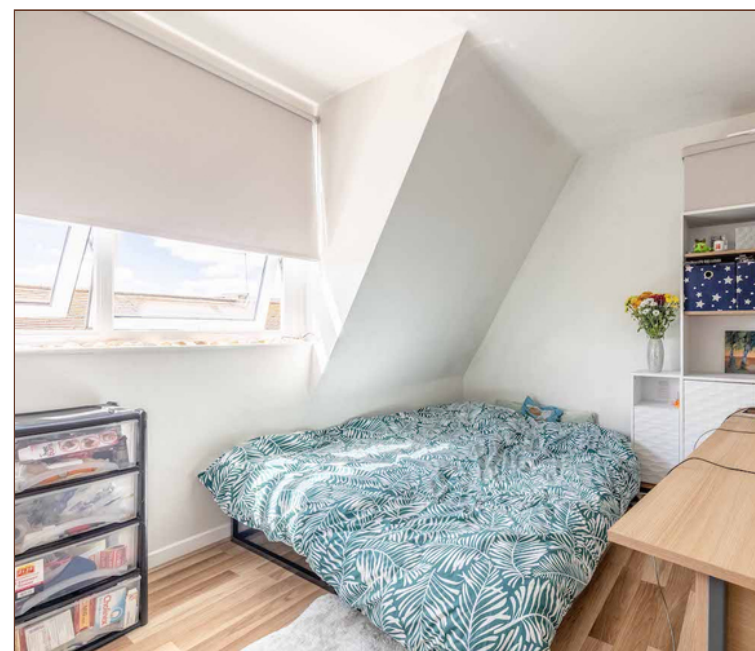
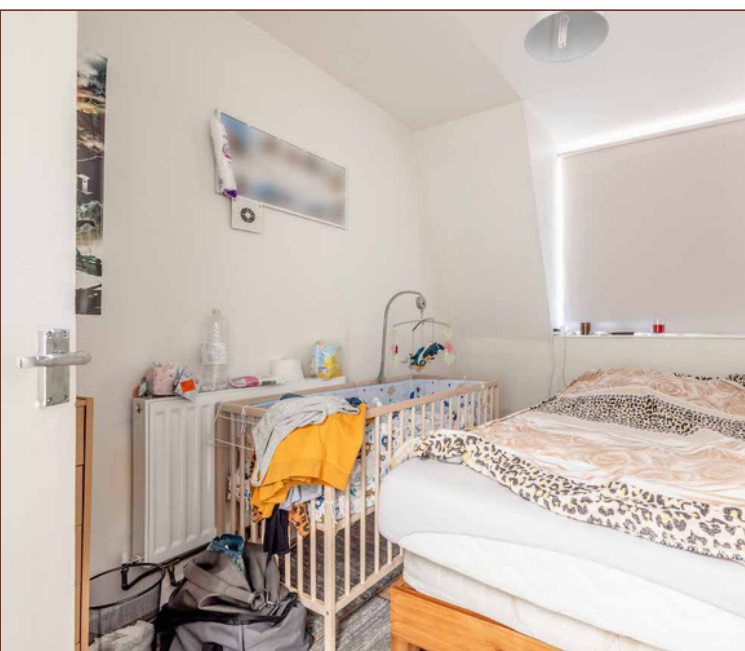
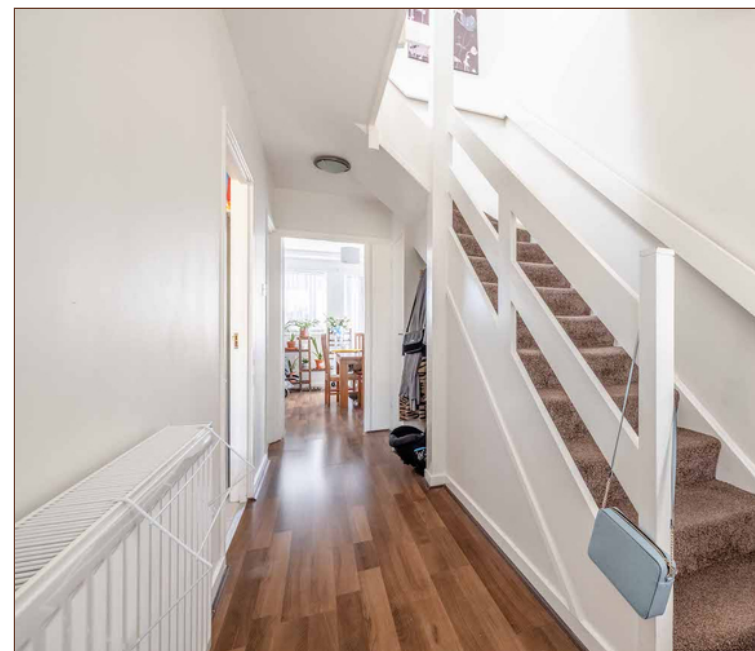
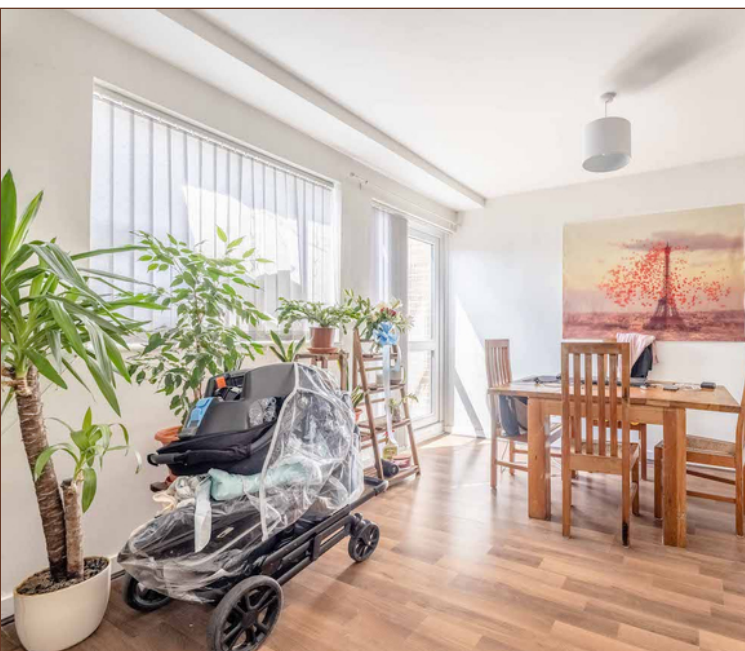




Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000.

This centrally located three double bedroom first floor duplex apartment is situated just a short distance from Maidenhead Crossrail Railway Station and comes to the market with no onward chain.

To the first floor is an entrance hall with extra storage, a large open plan reception/dining room with balcony and a good sized kitchen. The second floor hosts a principal bedroom with en suite and built in wardrobes, two further double bedrooms and a well appointed family bathroom.

This fantastic duplex apartment has a newly extended lease to 161 years and would make an ideal purchase for first time buyers and investors alike.



Property Information

Floor Plan



BEING SOLD VIA ‘SECURE SALE’



NO CHAIN



BALCONY



CLOSE TO MAIDENHEAD RAILWAY STATION



EXTENDED LEASE



IMMEDIATE ‘EXCHANGE OF CONTRACTS’ AVAILABLE



THREE DOUBLE BEDROOMS



MAIDENHEAD TOWN CENTRE LOCATION



EXCELLENT INVESTMENT OPPORTUNITY



x3

Bedrooms



x1

Reception Rooms



x2

Bathrooms



0

Parking Spaces



N

Garden



N

Garage

Location

The property is ideally located for the commuter, being only 0.8 mile from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A308 providing access to the M4 and M40). Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire offering a good range of well known High Street retailers, complimented by a wide variety of independent and specialist stores. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3 mobile, Glaxo Smith Kline and Adobe. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead is included within the Crossrail scheme.

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

External

The maisonette benefits from a good sized balcony overlooking the front of the property

Lease Information

Service charge is approx £210 per calendar month
No ground rent
161 years remaining on the lease

Council Tax

Band C



Total Approximate Floor Area
1313 Square feet
122 Square metres



Balcony

Living/
Dining Room
5.2m x 4.4m
(17'0" x 14'5")

Kitchen
4.2m x 2.9m
(13'9" x 9'6")

Bedroom 1
3.4m x 3.6m
(11'1" x 11'9")

Bedroom 2
2.7m x 3.3m
(8'10" x 10'9")

Bedroom 3
2.4m x 3.3m
(7'10" x 10'9")

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	70	75
(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	

T: 01628 562679

maidenhead.enquiries@oakwood-estates.co.uk

www.oakwood-estates.co.uk/