



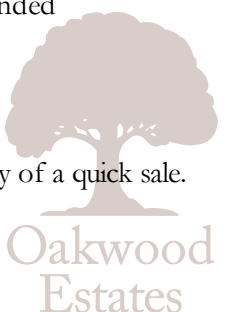
A well presented two bedroom ground floor apartment situated in a popular residential are of Maidenhead and within easy reach of the town centre and Crossrail station.

Featuring a modern kitchen with ample storage and a light and bright reception room with feature bay window. The main bedroom is well sized and benefits from it's own en suite shower room, there is a further bedroom and a family bathroom.

Externally there is allocated residents parking, visitor parking and communal grounds

We feel this property would make the ideal first time buy and viewings are highly recommended

Further benefits include a long lease and share of freehold, also there is no chain allowing the possibility of a quick sale.



Property Information

- **ALLOCATED AND VISITOR PARKING AVAILABLE**
- **WELL PRESENTED AND MODERN**
- **WALKING DISTANCE TO TOWN CENTRE AND CROSSRAIL**
- **LONG LEASE**
- **SHARE OF FREEHOLD**
- **TWO BEDROOMS**
- **POPULAR LOCATION**
- **MAIN BEDROOM WITH ENSUITE**
- **NO CHAIN**

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

Sports 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.

Location

This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.6 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.

Lease Information

Share of Freehold - approx. 191 years on lease
£2800 per annum
£0 ground rent

Council Tax

Band C

Floor Plan



Regents Place
Approximate Floor Area = 60.06 Square meters / 646.48 Square feet

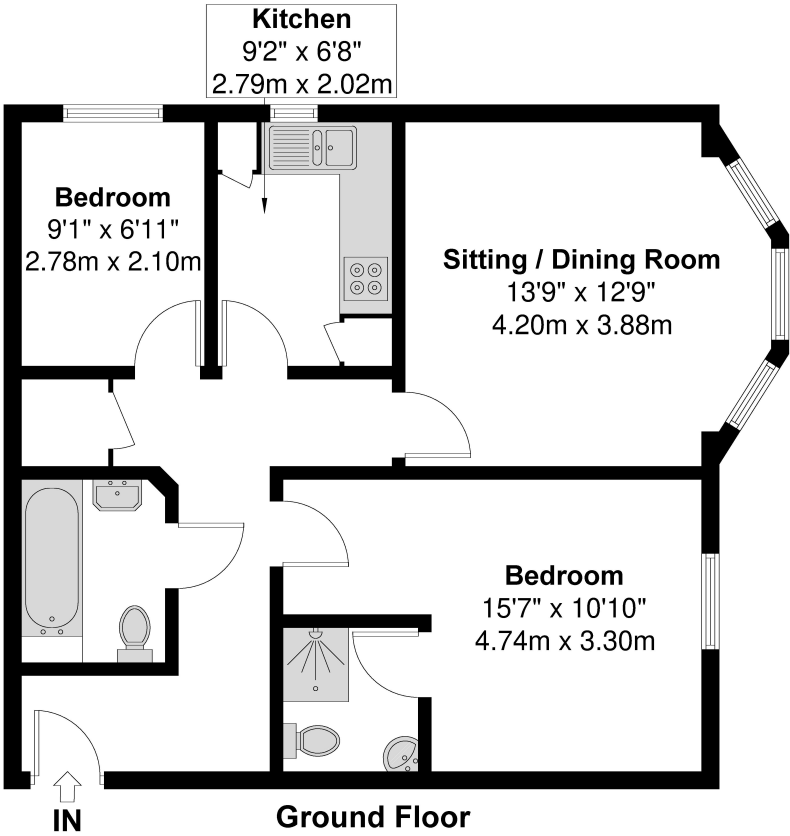


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

