



****NO CHAIN**** A spacious and immaculately presented two double bedroom apartment in the ever popular Boulders Meadow development just a short walk from Maidenhead Town Centre and Crossrail station.

The light and bright living space has high ceilings and is open plan, featuring a kitchen with built in appliances, a breakfast bar and a living area with balcony access.

There is a spacious main bedroom with an en suite shower room and built in storage, a second spacious double bedroom also with built in wardrobes, a well appointed family bathroom, two storage cupboard and a large loft space.

Further benefits include allocated parking for one car with the option of a parking permit for a second car, and well maintained communal grounds.

Due to the condition and location of this superb apartment we feel it would make an ideal first time purchase or investment.



Property Information

- **TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT**
- **NO CHAIN**
- **ALLOCATED & VISITOR PARKING**
- **WALKING DISTANCE FROM CROSSRAIL (ELIZABETH LINE) AND TOWN CENTRE**
- **IMMACULATE & BEAUTIFULLY MODERN THROUGHOUT**
- **BALCONY ACCESS**
- **LARGE LOFT SPACE**
- **TWO BATHROOMS**


x2
Bedrooms


x1
Reception Rooms


x2
Bathrooms


x1
Parking Spaces


N
Garden


N
Garage

Lease Information

86 years left on the lease
Ground rent is £400 per year (due every January).
Service charge approx £170 per month.

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. There are also a number of good and outstanding schools close by

Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is approximately 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also forms part of the Crossrail network and is served by the Elizabeth Line which offers direct links to 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.

Council Tax

Band D

Floor Plan

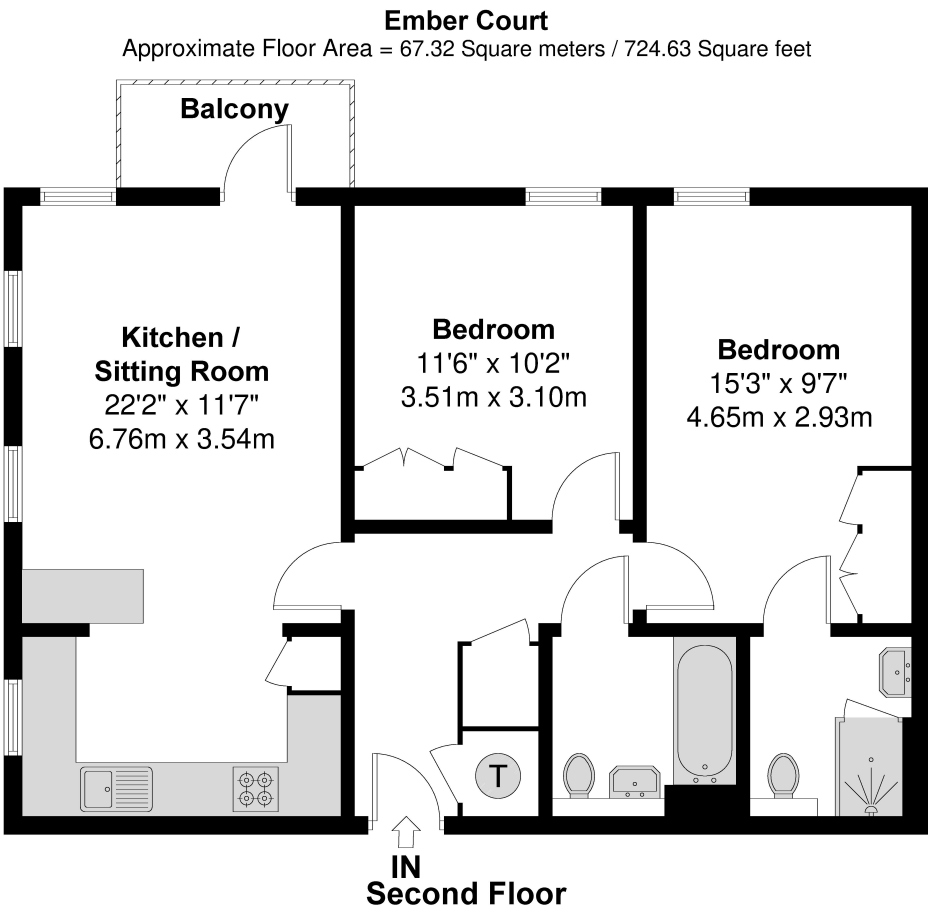


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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		