



Long Lease Offered to the market is this spacious two-bedroom two-bathroom ground floor apartment.

The accommodation comprises an open plan kitchen/ living/ dining room with access directly on to the balcony. The kitchen includes fully fitted appliances with a range of eye and base level units and granite worktops and there is underfloor heating throughout.

The master suite benefits from fitted wardrobes and three-piece en-suite bathroom, there is another double bedroom, again with fitted wardrobes and Jack & Jill style bathroom.

Externally the property is located within walking distance to the shops and offers allocated car parking for one plus visitors spaces.

The apartment is a short distance to Maidenhead town centre and train station (Elizabeth line).



Property Information

-  GROUND FLOOR FLAT
-  TWO BATHROOMS
-  OPEN PLAN KITCHEN/DINER/LOUNGE
-  IMMACULATE AND BEAUTIFULLY PRESENTED THROUGHOUT
-  TWO DOUBLE BEDROOMS
-  PRIVATE BALCONY
-  FITTED WARDROBES IN BEDROOMS


x2
Bedrooms


x1
Reception Rooms


x2
Bathrooms


x1
Parking Spaces


N
Garden


N
Garage

Lease Information

£0 ground rent
Approx £1900 per year service charge
246 years left on lease

Location

This property is conveniently located within 0.4 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network and the ongoing 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.

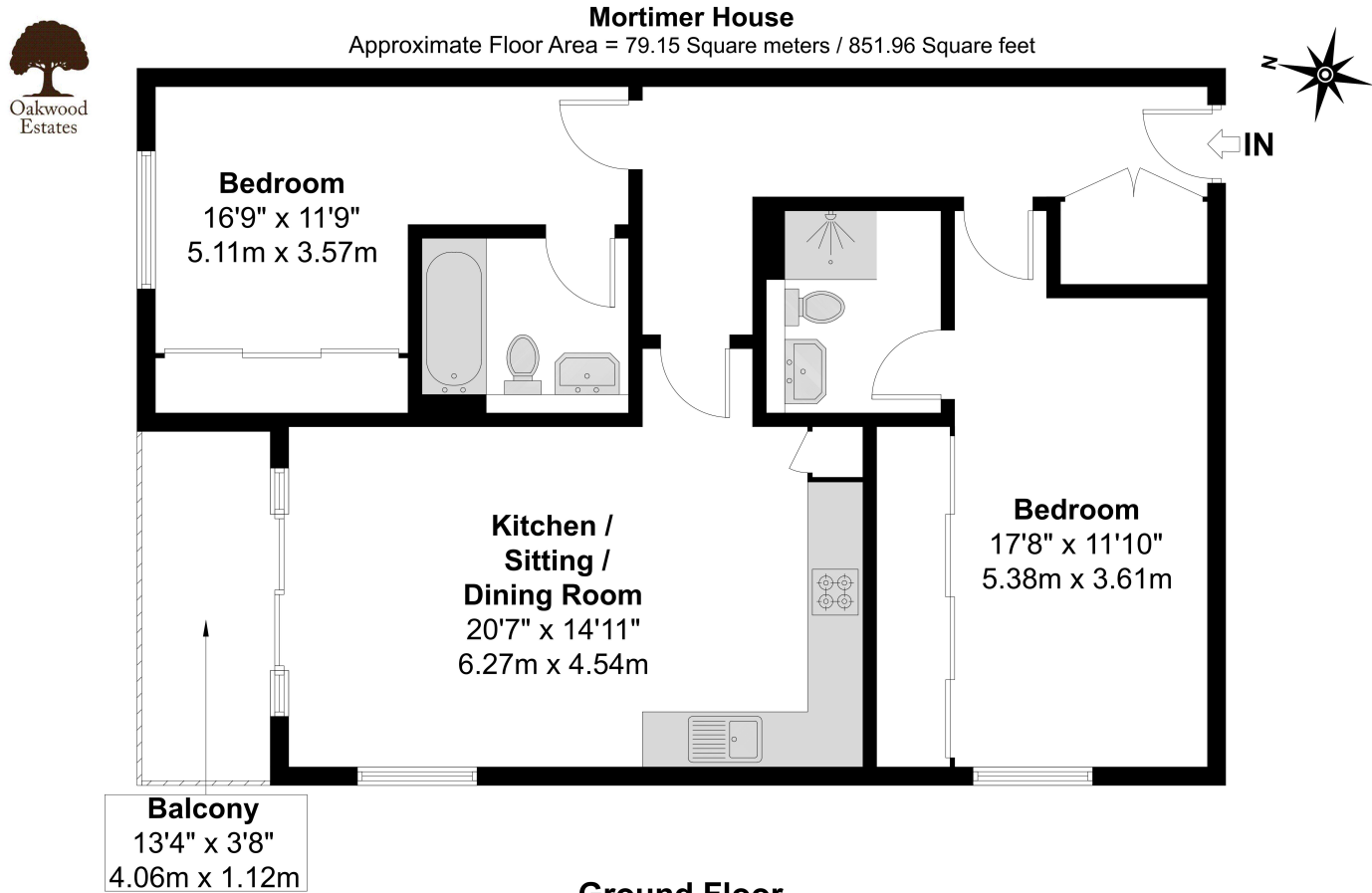
Schools And Leisure

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 including Furze Platt Junior and Senior Schools.

Council Tax

Band D

Floor Plan



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	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	