



****NO ONWARD CHAIN COMPLICATIONS**** A SUPERB AND PARTICULARLY WELL APPOINTED 1ST FLOOR TWO BEDROOM APARTMENT IN A LUXURY PURPOSE BUILT BUILDING WITHIN 5 MINUTES WALK OF THE TOWN CENTRE. COVERED PARKING. A superb and particularly well appointed 1st floor two bedroom apartment in a luxury purpose built development within 5 minutes walk of Maidenhead town centre and the Crossrail station.

This spacious apartment was built to a high specification and is located on the 1st floor with stair and lift access. It comprises: Large entrance hall, spacious open plan sitting room/dining room with sliding glass doors to Juliet balcony, open plan contemporary kitchen including sleek units and a full range of integrated appliances, principle bedroom with wardrobes and ensuite bathroom, further double bedroom and family bathroom.

Further benefits include storage, secure gated access and allocated parking.



Property Information

-  TWO BEDROOM APARTMENT
-  EPC RATING - B
-  SECURE PARKING
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
-  MASTER BEDROOM WITH EN-SUITE
-  COUNCIL TAX BAND - C
-  FIRST FLOOR WITH LIFT AVAILABLE
-  NO ONWARD CHAIN



x2

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x1

Parking Spaces



N

Garden



N

Garage

Location

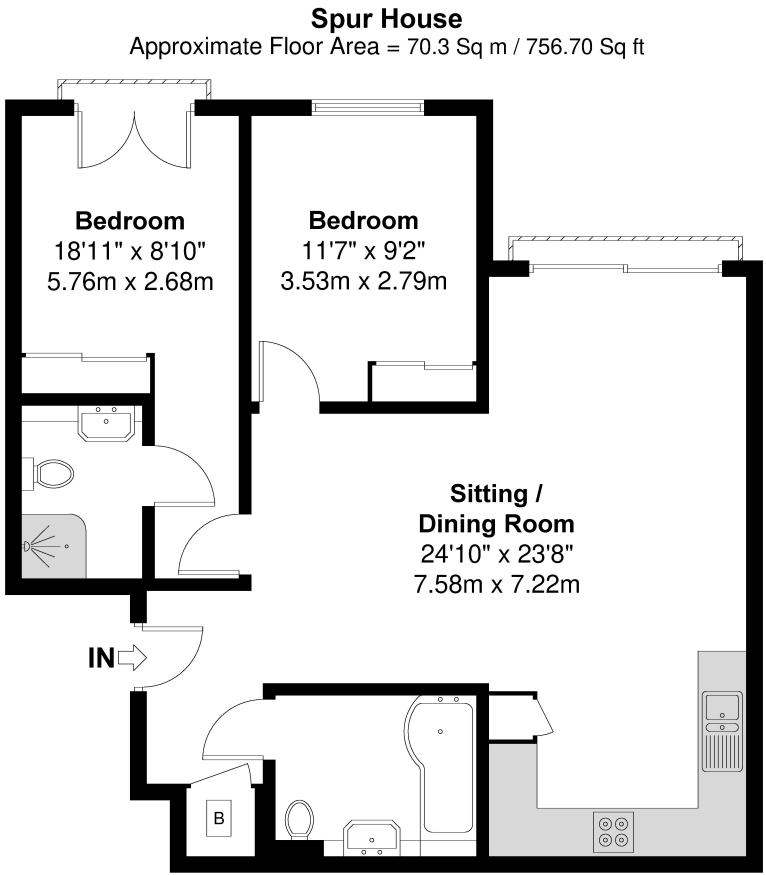
This property is conveniently located within a Town Centre private estate and Maidenhead Crossrail Railway station is approximately 0.3 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. 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.

Lease Information

Lease term remaining - 132 years
Service Charge - £1900 per annum
Ground Rent - £150 per annum

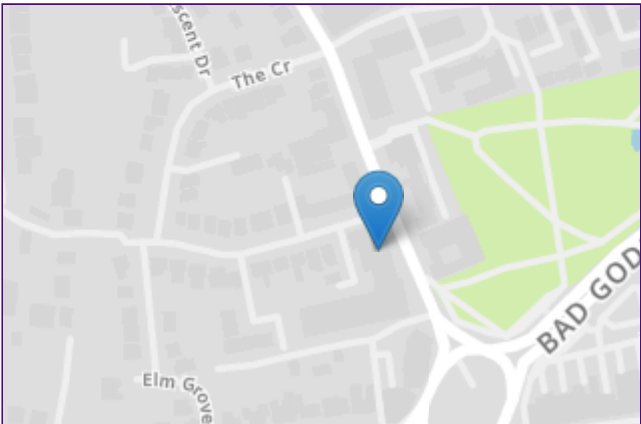
Council Tax
Band D

Floor Plan



First Floor
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	83	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	