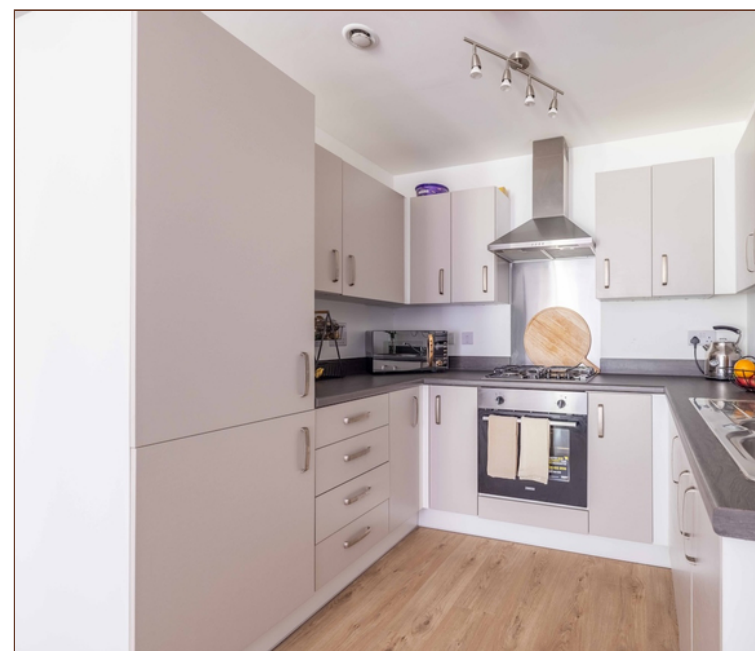




This apartment is presented in great condition and offers a spacious living room with French doors opening onto a communal garden area.

There is a modern fitted kitchen, two large bedrooms and a family bathroom. Outside are communal grounds and an allocated parking space. There are also additional visitor parking bays. The property benefits from a 980+ year lease.

The development is located just 0.6 miles to Burnham train station, from here there are direct train lines into central London via the Elizabeth Line). M4 Jct 7 is just a stone's throw away and also provides links into central London and the West Country.



Property Information

-  TWO LARGE BEDROOMS
-  DIRECT ACCESS TO COMMUNAL GARDENS
-  CLOSE TO TAPLOW/BURNHAM STATION (CROSSRAIL)
-  VISITOR PARKING
-  MODERN FITTED KITCHEN
-  980+ YEAR LEASE
-  ALLOCATED PARKING



x2

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Transport Links

Nearest stations:
Taplow (1.1 miles)
Burnham (0.6 miles)
Maidenhead (2.7 miles)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

Lease Information

Ground Rent - £0
Lease Length 986 years remaining
Annual Service Charge £1356

Location

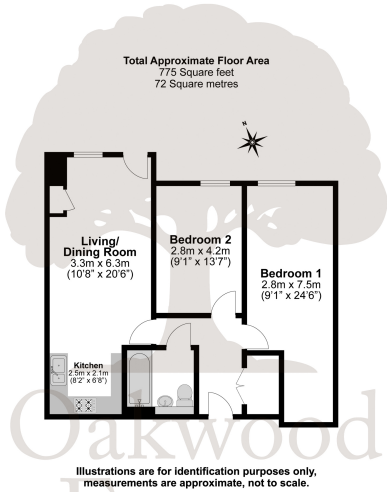
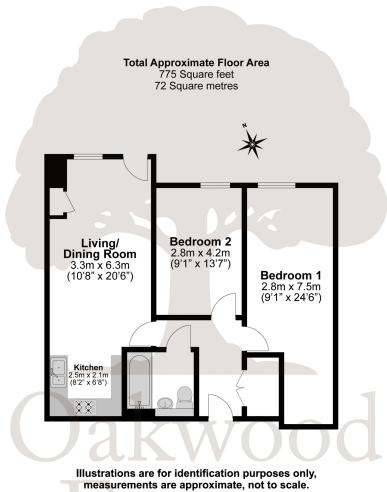
Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby

Council Tax

Band C

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	