













NO ONWARD CHAIN This modern and thoughtfully presented one-bedroom maisonette offers an excellent opportunity to own a stylish home in the heart of Maidenhead Town Centre. Ideal for first-time buyers or investors, this property combines contemporary living with convenience, boasting a long lease, allocated parking, and impressive energy efficiency. With a new home insurance policy valid until 2029, the property ensures peace of mind for the new owner and is ready to move into without delay.

This Maisonette offers well-arranged living space beginning with a spacious reception room, designed with natural light and functionality in mind. This space is perfect for relaxing or entertaining guests, offering ample room for comfortable seating and dining arrangements. The open yet distinct layout allows for seamless flow between the reception and kitchen area, making daily living both easy and enjoyable.

The bedroom is generously sized and offers plenty of space for storage furniture, creating an inviting atmosphere for rest and relaxation. Adjoining the bedroom is a modern bathroom finished to a high standard, featuring contemporary fixtures and fittings that complement the overall clean and fresh aesthetic of the property.

Additional highlights of this maisonette include its energy-efficient design, which will help keep utility costs down while promoting environmentally friendly living. The long lease provides security and stability for years to come, and the allocated parking space ensures convenience in what can often be a challenging area for parking. With no onward chain, this home offers a straightforward purchase process, allowing you to settle in quickly and easily.

We expect this to be a very popular so we would encourage you to book in your viewings as soon as possible.

Oakwood Estates

Property Information

- NO CHAIN
- RESIDENTS PARKING PERMIT
- NEW HOME INSURANCE UNTIL 2029
- MAISONETTE
- COMMUNAL GARDEN
- TOWN CENTRE LOCATION
- ENERGY EFFICIENT
- ALLOCATED PARKING FOR ONE CAR
- LONG LEASE

Oakwood Estates

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

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 Highfield Girls School.

Location

Situated around the corner from Maidenhead Crossrail Station and in the centre of the town with many well regarded shops and restaurants close by. 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

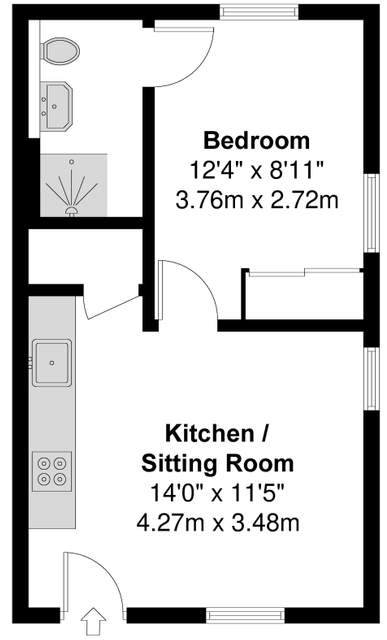
Years left on the lease: 118 Years
Annual Ground Rent: £210.00
Annual Service Charge: £1,000.00

Council Tax

Band B

Floor Plan

Nascot House
Approximate Floor Area = 32.66 Sq m / 351.54 Sq ft



Ground 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.



