













Two bedroom first floor flat, tucked away in the popular residential cul-de-sac, Holmlea Walk. Just a short walk to Datchet village with its variety of amenities and transport links into Central London and Windsor (Waterloo Line).

The property features two good-sized bedrooms with built in cupboard space, a fitted kitchen with ample storage, a three piece bathroom and a substantial living room. Externally, you can find maintained communal gardens and a dedicated parking space.

Situated just a short walk from Datchet village, with its variety of amenities and transport links into Central London and Windsor (Waterloo Line) this provides a chance to buy in a popular area with excellent transport connections.

The property would make an ideal purchase for a First Time Buyer, downsizer or Investor.

Oakwood Estates

Property Information

- TWO BEDROOM FIRST FLOOR APARTMENT
- IDEAL PURCHASE FOR FIRST TIME BUYERS OR INVESTORS
- M4 AND M25 ACCESS
- EPC - C
- POPULAR LOCATION
- ALLOCATED PARKING
- TRANSPORT LINKS TO CENTRAL LONDON (WATERLOO) AND WINDSOR
- COUNCIL TAX BAND - C

x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst Windsor provides a comprehensive range of shops, cafes and restaurants.

For the commuter there are two train stations serving London Paddington and London Waterloo both from Windsor, in addition to the Waterloo line from Datchet. Datchet has excellent road communications with access to the M4 from junction 5 which leads to both the M25 and the M3.

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; polo and horse riding in Windsor Great Park; golf at Datchet, Sunningdale and Wentworth; tennis at Windsor and Maidenhead; rowing and boating on some stretches of the River Thames.

Primary Schools

Datchet St Mary's CofE Primary School - 0.45 miles
Castleview Primary School - 1.28 miles

Holy Family Catholic Primary School - 1.43 miles

Secondary Schools

Churchmead Church of England School -0.62 miles

Ditton Park Academy - 1.26 miles

Langley Grammar School -1.65 miles

Upton Court Grammar School - Approx. 1.8 mile

Transport Links

Datchet Railway Station – Services to London Waterloo via Staines.

Slough Station – Elizabeth line services providing direct connections to central London and beyond.

M4 Motorway – Convenient access to London, Reading and the wider motorway network.

M25 Motorway – Easy connections to the M40, M3 and major routes across the South East.

Heathrow Airport – Within easy driving distance, ideal for domestic and international travel.

Windsor – A short journey away, offering further rail connections, shopping and leisure facilities.

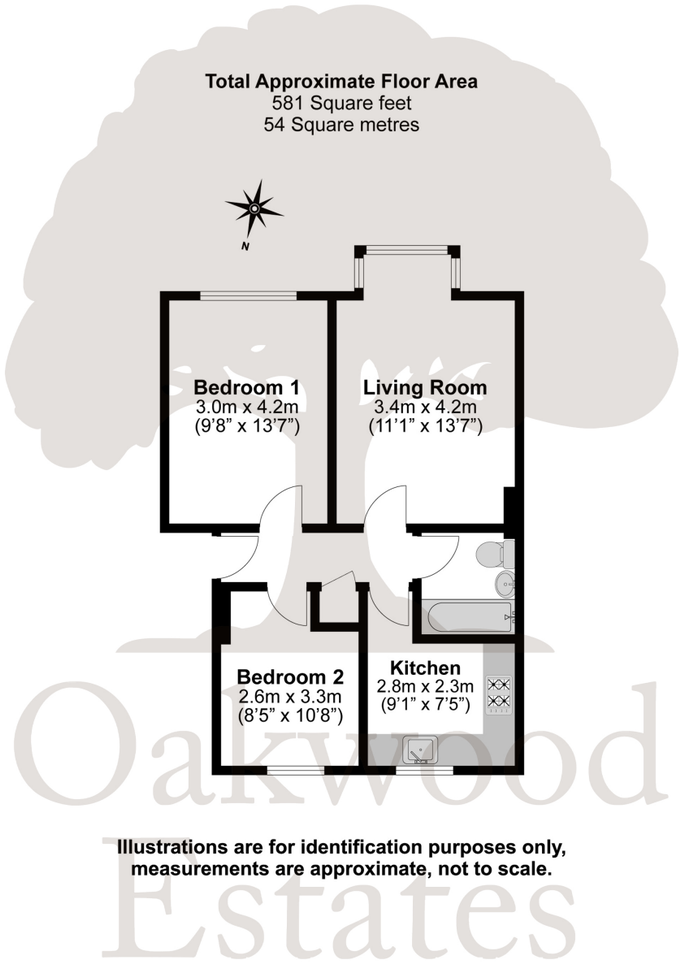
Lease Information

Length of lease: 89 years
Annual Service charge: £1145
Annual Ground rent: £358

Council Tax

Band C

Floor Plan



Illustrations are 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.

