Apartment 33, Rialto, Canal Side, Maidenhead, Windsor And Maidenhead, SL6 1BT,

£525,000 Leasehold















Situated on the top floor of the popular Waterside Quarter development, this stylish two-bedroom apartment offers modern accommodation finished to an excellent standard throughout. The heart of the home is the impressive open-plan living, dining and kitchen area, designed to maximise natural light and create a superb space for both relaxing and entertaining.

The contemporary kitchen is fitted with a range of integrated appliances, while the living area benefits from a bespoke fitted TV unit providing useful additional storage. The principal bedroom features fitted wardrobes, whilst the second bedroom offers versatile accommodation, ideal as a guest room, nursery or home office. Both are served by a stylish modern bathroom finished to a high specification. A standout feature of the apartment is the inclusion of two private balconies, providing excellent outdoor space and the perfect setting for morning coffee or evening relaxation.

Further benefits include underfloor heating throughout, a secure video entry system, concierge service, secure gated underground parking with EV charging available, and no ground rent. Waterside Quarter is perfectly positioned in the heart of Maidenhead, surrounded by an excellent selection of restaurants, cafés, bars and leisure facilities. Maidenhead station and the Elizabeth Line are within easy walking distance, providing fast and convenient connections into London and beyond. This exceptional apartment represents an outstanding opportunity for first-time buyers, professionals, downsizers and investors seeking a modern home in one of Maidenhead's most desirable developments.

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Property Information

- TOP-FLOOR APARTMENT
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SECURE GATED UNDERGROUND PARKING SPACE WITH EV CHARGING FACILITIES
- TOWN CENTRE LOCATION, CLOSE TO SHOPS, RESTAURANTS, CAFÉS AND BARS
- APPROXIMATELY 10-MINUTE WALK TO MAIDENHEAD STATION AND THE ELIZABETH LINE
- TWO PRIVATE BALCONIES
- UNDERFLOOR HEATING THROUGHOUT
- NO GROUND RENT
- VIDEO ENTRY SYSTEM

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

Location

This property is conveniently located within the Town Centre and just a 5 minute walk from the Maidenhead Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). The River Thames and Ray Mill Island are also under a mile away providing access to the Thames Path and other popular walking routes. Maidenhead also benefits from the Crossrail Development and further regeneration 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.

Sport 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.

Council Tax

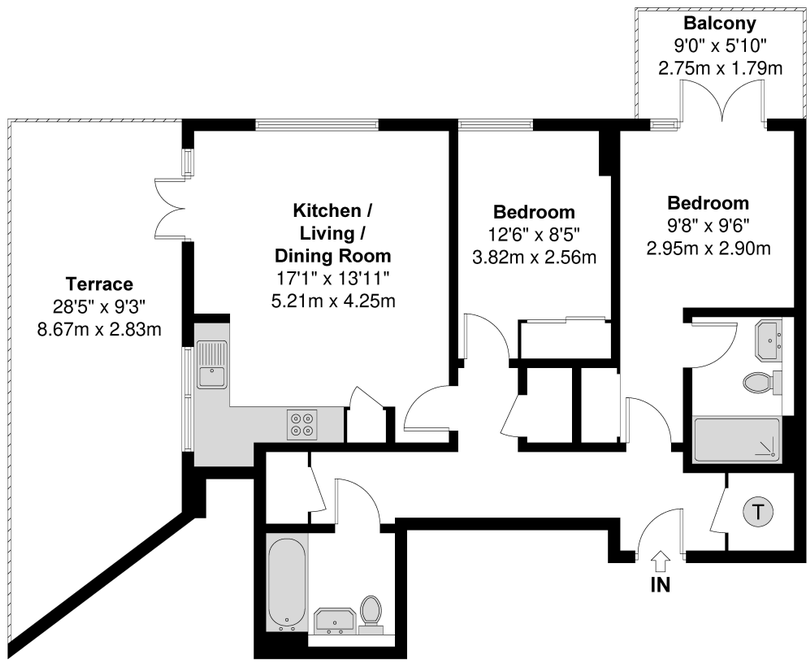
Band C

Floor Plan

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Railto

Approximate Floor Area = 70.14 Sq m / 754.98 Sq ft



Fifth 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.

