

ELGAR PLACE

BRIDGE AVENUE, MAIDENHEAD, SL6 1BP



OFFERS OVER £330,000

BRIDGE AVENUE




PROMINENCE
— ESTATES —

Exceptional two bedroom retirement apartment with balcony. This apartment offers a sophisticated and comfortable lifestyle for residents aged 60 and over and is ideally positioned in the heart of Maidenhead.

Located on the second floor of the highly regarded Elgar Place, this modern apartment benefits from a private balcony and access to an exclusive roof terrace, beautifully designed with contemporary furniture and vibrant landscaping, providing a serene outdoor retreat for residents. The property also offers a dedicated parking space for convenience.

Built just over five years ago by the renowned developers McCarthy Stone, this well-appointed residence exudes luxury and style. The kitchen is fitted with high-quality built-in appliances, including NEFF cooking appliances, a microwave, integrated dishwasher, and fridge freezer, ensuring a seamless cooking experience. The master bedroom boasts a spacious walk-in wardrobe and a private en-suite shower room, while an additional second shower room provides further convenience.

The development features a welcoming reception area, evoking the feel of an upscale hotel, with serviced lifts and staircases, impeccably maintained communal areas, and a dedicated on-site manager ensuring the seamless day-to-day

running of the complex. Residents also have access to the exclusive lounge, a fantastic space for socialising and fostering a sense of community. Additionally, private parking is provided at the rear of the property and is open for negotiation.

Positioned in an excellent town centre location, the property is just moments from an array of shops, cafés, and restaurants, while the scenic Maidenhead Waterways offer picturesque walking routes with easy access to the library, town hall, and other local amenities.

With no onward chain, this stunning apartment presents a rare opportunity to acquire a luxurious, low-maintenance home in a highly desirable setting.

Living Room	11'2" x 19'1"
Kitchen	9'8" x 7'9"
Master Bedroom	19'11" x 10'2"
En-Suite Shower Room	7'2" x 6'7"
Bedroom Two	14'10" x 9'6"
Bathroom	5'1" x 7'0"
Utility Room	4'5" x 6'2"







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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