

The Colonnade

Maidenhead • • SL6 1DL

Guide Price: £425,000



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NO CHAIN

An exquisite two-bedroom apartment situated on the first floor of the prestigious Waterside Court development.

Newly Built Apartment

Walking distance to Elizabeth Line

Town Centre location

Underfloor heating

Larger than most terrace

En-suite to master

Underground parking

Electric charging bays

Multiple amenities close by

GWR links/national

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





The property features a spacious entrance hall with built-in storage, two generously sized double bedrooms with built-in wardrobes, and a master bedroom that benefits from a modern en-suite and direct access to a private terrace. A separate bathroom is conveniently located off the hallway. The open-plan kitchen and living area is bright and spacious, equipped with integrated appliances. The highlight of this home is the stunning 12m x 4m terrace. Additional features include underfloor heating, underground gated parking, a lift, and a concierge service.

Located in the heart of Maidenhead, this apartment offers easy access to local amenities and is just a 10-minute walk from Maidenhead Station (Elizabeth Line).





Schools:

St Luke's CofE Primary School 0.3 miles
RBWM Alternative Learning Provision 0.3 miles



Train:

Maidenhead Station 0.4 miles
Furze Platt Station 0.8 miles
Taplow Station 1.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

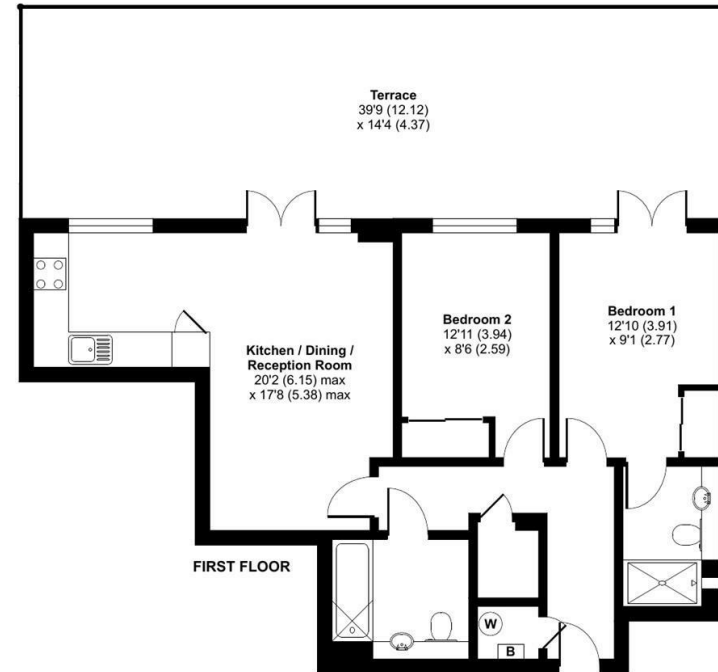
(Distances are straight line measurements from centre of postcode)



The Colonnade, SL6

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1202399

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Less energy efficiency - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
England & Wales		84	84

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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