



AN EXCLUSIVE COLLECTION OF JUST TWELVE BRAND NEW APARTMENTS

## RIZE COURT

94-96 HIGH STREET, MAIDENHEAD, SL6 1JX

DEVELOPED BY





## DEVELOPMENT

Located right in the heart of the well-connected and picturesque town of Maidenhead in Berkshire, this exclusive collection of just twelve 1 bedroom apartments are just a stone's throw from all of the facilities this Thameside market town has to offer. This enviable pedestrianised High Street location puts you within easy reach of shops, restaurants, gyms, cafes, bars and Maidenhead train station which provides direct access to London Paddington in as little as 18 minutes and will provide easy access to the forthcoming Crossrail network. Not only are the properties ideal for the towns facilities, they are also close to open spaces offering multiple outdoor activities.

These contemporary apartments have been carefully designed with modern living in mind and are finished to our premium standards, benefitting from high specification throughout, modern craftsmanship, carefully designed use of space to enhance the apartment layouts and some private balconies.

\*Images are computer generated and are for indicative purposes only.



## LOCATION

Rize Court is located in Maidenhead town centre, just 30 miles west of central London on the river Thames and in the heart of the M4 science and technology corridor. Multiple other towns within the region are also within easy reach with Slough just 5 miles away, Windsor approximately 7 miles away and Reading 15 miles to the west. Heathrow Airport can also be easily reached via the M4 and is situated just 15 miles to the East.

The High Street where the development is located is pedestrianised and life's everyday essentials can be found on your doorstep. The town centre is packed with over 200 different large and small shops with a range of convenience stores, a selection of independent stores, eclectic boutiques, popular high street brands, including names such as Marks & Spencer, Boots, WHSmith and Holland & Barratt to name a few. There are also a number of regular local markets so plenty of options for all of your shopping needs in addition to the redevelopment of the sizeable shopping complex in the town centre.

The town also offers a range of local bars, pubs and restaurants. The Odeon Luxe cinema and local arts centre offer something for culture enthusiasts and for fitness lovers there's a selection of health clubs, a leisure centre, rugby, golf and tennis clubs plus water sports at the nearby Bray lake.

Rize Court offers the opportunity to enjoy the peace and tranquillity of a market town setting without compromising on your connections to the city. Maidenhead station provides easy and direct access to London Paddington, Slough, Reading and Didcot as well as straight forward routes to other locations such as central London, London Heathrow, the Midlands and the South West amongst others. The upcoming Crossrail will make Maidenhead one of the furthest western termini on the Elizabeth line which will provide a direct line into central London in under 1 hour making Maidenhead even more of a commuter's paradise.



BY TRAIN



CROSSRAIL  
(Coming Soon)

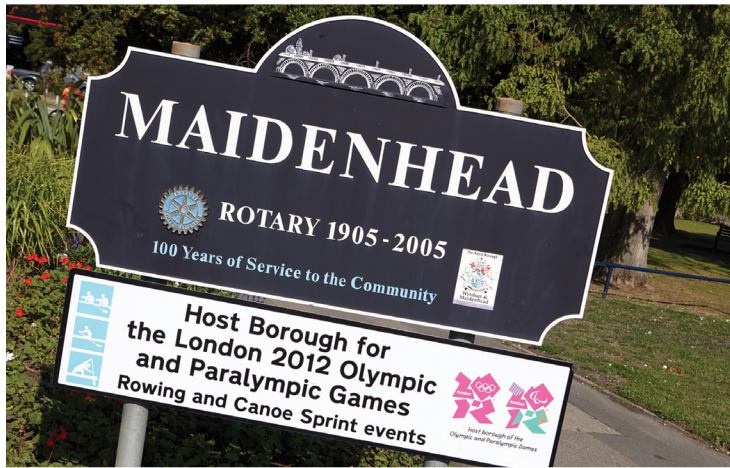


## LOCATION

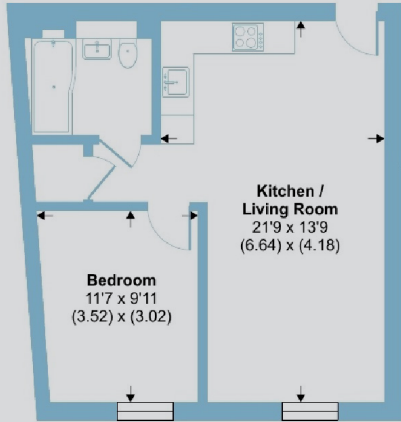
Maidenhead also benefits from a wide range of open spaces available to the public making it easy to enjoy the fresh air. Grenfell Park, an award winning park, and Kidwells Park, home to the annual festival plus popular summer events and shows, are just a few of the green open spaces on offer. The town also offers a range of strong state, independent and grammar primary and secondary schools both single sex and mixed alongside some outstanding nurseries

Maidenhead town centre is the focal point of an exciting regeneration which is already underway but the town is set to improve further with additional largescale investment expected to redevelop streets and spaces, improve parking and transport interchange as well as to enhance further the leisure and cultural offerings for the town. This includes a rejuvenated waterway and a newly emerging restaurant quarter.





# 1ST FLOOR FLATS 1 - 4



**Flat 1 - 41sqm / 441sq ft**

**Kitchen/Living Room**

21'x9" x 13'9" 6.64m x 4.18m

**Bedroom**

11'7" x 9'11" 3.52m x 3.02m

**Bathroom**



**Flat 2 - 43sqm / 462sq ft**

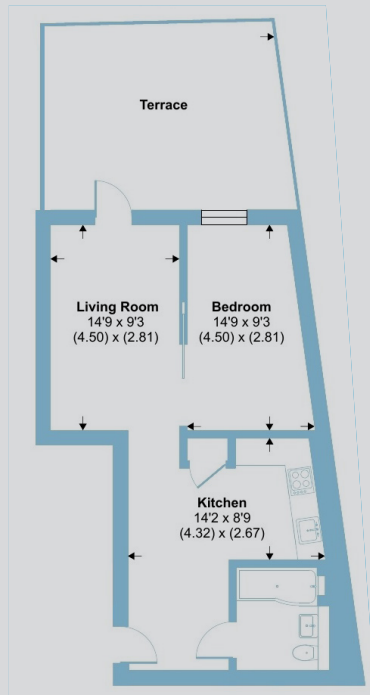
**Kitchen/Living Room**

27'7" x 18'1" 8.40m x 5.50m

**Bedroom**

13'4" x 9'3" 4.07m x 2.81m

**Bathroom**



**Flat 3 - 42sqm / 452sq ft**

**Kitchen**

14'x2" x 8'9" 4.32m x 2.67m

**Living Room**

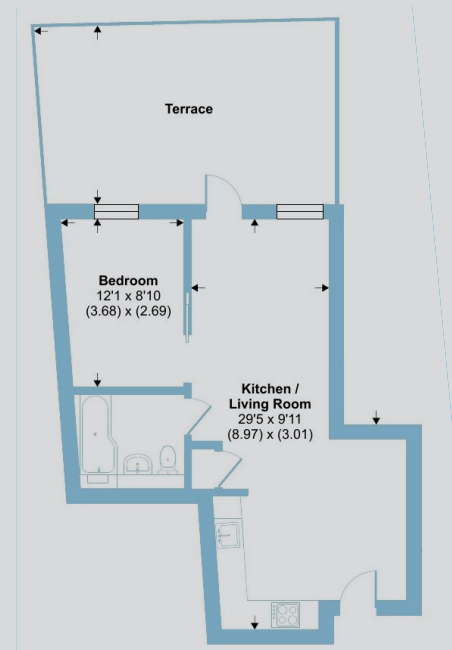
14'9" x 9'3" 4.50m x 2.81m

**Bedroom**

14'9" x 9'3" 4.50m x 2.81m

**Bathroom**

**Terrace**



**Flat 4 - 42sqm / 452sq ft**

**Kitchen/Living Room**

29'5" x 9'11" 8.97m x 3.01m

**Bedroom**

12'1" x 8'10" 3.68m x 2.69m

**Bathroom**

**Terrace**

## 2ND FLOOR FLATS 5 - 8



**Flat 5 - 42sqm / 452sq ft**

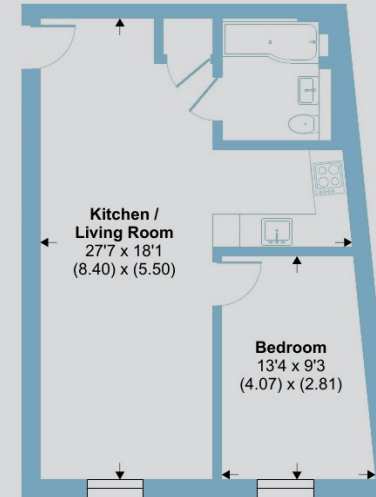
**Kitchen/Living Room**

21'9" x 13'9"    6.64m x 4.18m

**Bedroom**

11'7" x 9'11"    3.52m x 3.02m

**Bathroom**



**Flat 6 - 43sqm / 462sq ft**

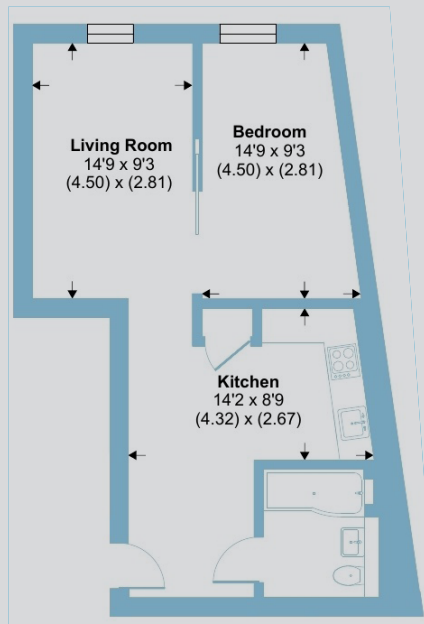
**Kitchen/Living Room**

27'7" x 18'1"    8.40m x 5.50m

**Bedroom**

13'4" x 9'3"    4.07m x 2.81m

**Bathroom**



**Flat 7 - 43sqm / 462sq ft**

**Kitchen**

14.2" x 8'9"    4.32m x 2.67m

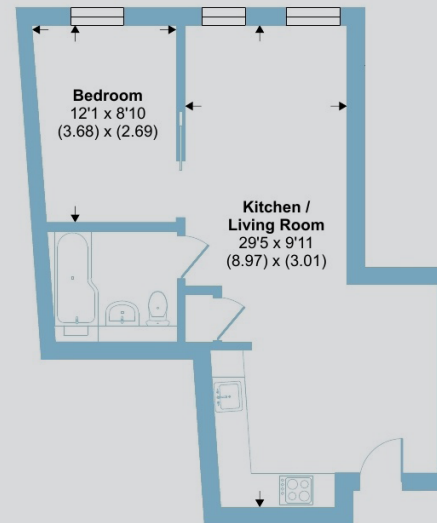
**Living Room**

14'9" x 9'3"    4.50m x 2.81m

**Bedroom**

14'9" x 9'3"    4.50m x 2.81m

**Bathroom**



**Flat 8 - 32sqm / 462sq ft**

**Kitchen/Living Room**

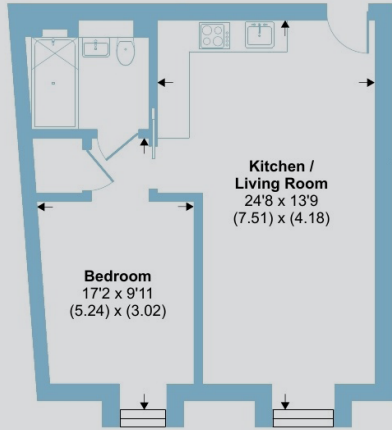
29'5" x 9'11"    8.97m x 3.01m

**Bedroom**

12'1" x 8'10"    3.68m x 2.69m

**Bathroom**

# 3RD FLOOR FLATS 9 - 12



**Flat 9 - 35sqm / 376sq ft**

**Kitchen/Living Room**

24'8" x 13'9" 7.51m x 4.18m

**Bedroom**

17'2" x 9'11" 5.24m x 3.02m

**Bathroom**

**Flat 10 - 37sqm / 398sq ft**

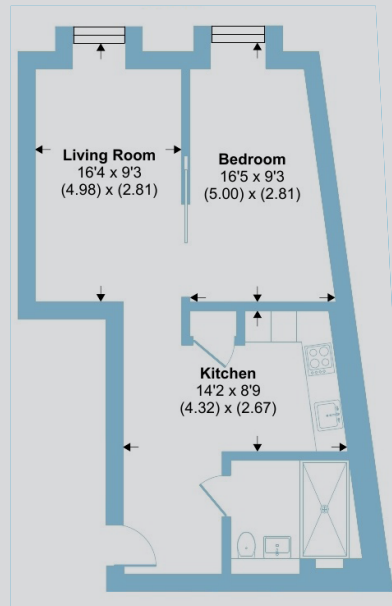
**Kitchen/Living Room**

29'2" x 18'8" 8.90m x 5.68m

**Bedroom**

15' x 9'3" 4.57m x 2.81m

**Bathroom**



**Flat 11 - 37sqm / 398sq ft**

**Kitchen**

14'x2" x 8'9" 4.32m x 2.67m

**Living Room**

16'4" x 9'3" 4.98m x 2.81m

**Bedroom**

16'5" x 9'3" 5.00m x 2.81m

**Bathroom**

**Flat 12 - 36sqm / 387sq ft**

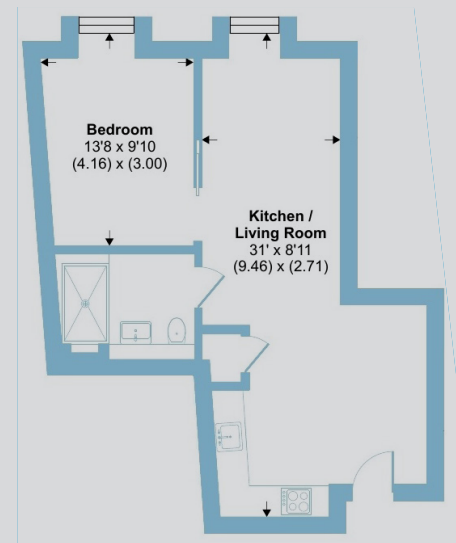
**Kitchen/Living Room**

31' x 8'11" 9.46m x 2.71m

**Bedroom**

13'8" x 9'10" 4.61m x 3.00m

**Bathroom**





# SPECIFICATIONS

## GENERAL

- White emulsion to walls
- Smooth ceilings throughout
- Electric heating throughout
- Pressurised water system
- PVC-u double-glazed windows and French doors where applicable
- High quality laminate flooring throughout the living area
- Carpeted bedrooms
- Wall mounted radiators throughout
- Built in wardrobe to bedrooms
- Colour video/audio entry system
- 10 year New Build Zone Warranty
- Solar PV panels to the roof of the building providing some electricity to each apartment
- Private terraces to selected apartments
- Secure bicycle storage available to all apartments

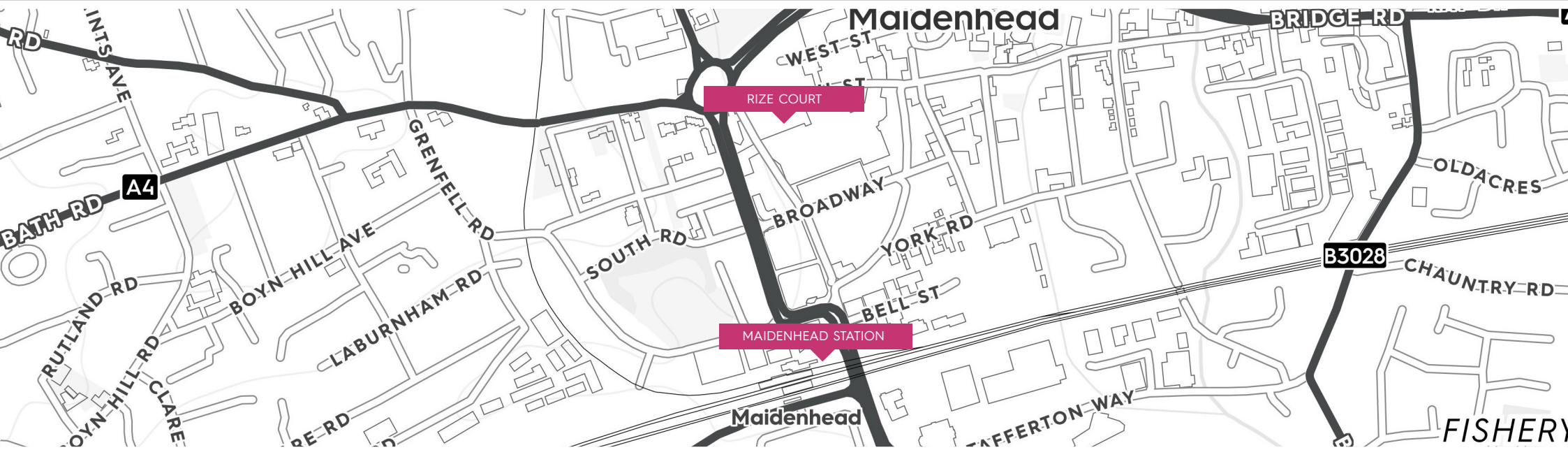
## KITCHEN

- Contemporary handleless soft close kitchen units
- Matching worktops and upstands
- Glass splashback behind hob
- Integrated appliances including:
  - fridge/freezer
  - dishwasher
  - electric fan oven
  - ceramic electric hob with extractor
- Pendant lighting over breakfast bar (where relevant)
- Integrated washer dryer (not applicable to all apartments)

## BATHROOMS

- Contemporary white sanitary ware with chrome fittings
- Porcelanosa tiling to floor and walls
- Ceiling spot lights
- Large full width fitted mirror
- Chrome heated towel rail
- Shaver points





For more information or to arrange a viewing please contact one of our joint agents on  
**on 01628 773333 or 01628 622131**



Roger Platt, 25-29 Queen Street, Maidenhead, Berkshire SL6 1NB  
T 01628 773333 E maidenhead@rogerplatt.co.uk W rogerplatt.co.uk

DEVELOPED BY



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