53 Waterside Court, The Colonnade, Maidenhead, Berkshire SL6 1DL

53 WATERSIDE COURT

THE COLONNADE, MAIDENHEAD
BERKSHIRE SL6 1DL

PRICE: £469,950 LEASEHOLD

Situated in the heart of the town centre with direct views over the waterway. A stunning two double bedroom, two bath/shower room (one en-suite) second floor apartment featuring a large wrap-around balcony which is accessed via both the main bedroom and living room. The property forms part of this stunning development which was completed to a high level of finish & specification in 2021 within 0.4 miles of the mainline railway station (Paddington/Elizabeth Line).

***SECURITY ENTRY PHONE SYSTEM *COMMUNAL ENTRANCE WITH LIFT & STAIRS TO ALL FLOORS *PRIVATE ENTRANCE HALL WITH STORAGE CUPBOARDS *OPEN PLAN LIVING ROOM/KITCHEN WITH INTEGRATED APPLIANCES & DIRECT ACCESS ONTO WRAP-AROUND BALCONY *MAIN BEDROOM WITH EN-SUITE SHOWER ROOM & ACCESS TO BALCONY *GUEST DOUBLE BEDROOM *FAMILY BATHROOM *UNDERFLOOR HEATING *GATED UNDERGROUND PARKING SPACE *CONCIERGE *REMAINDER OF NEW BUILD WARRANTY *TOWN CENTRE LOCATION *0.4 MILES OF THE MAINLINE RAILWAY STATION (PADDINGTON/ELIZABETH LINE) *EPC RATING B *COUNCIL TAX BAND C**

Service charge £2,900 per annum, ground rent £435 per annum, lease 246 years remaining

Approximate Gross Internal Area
78.9 sq m / 849 sq ft

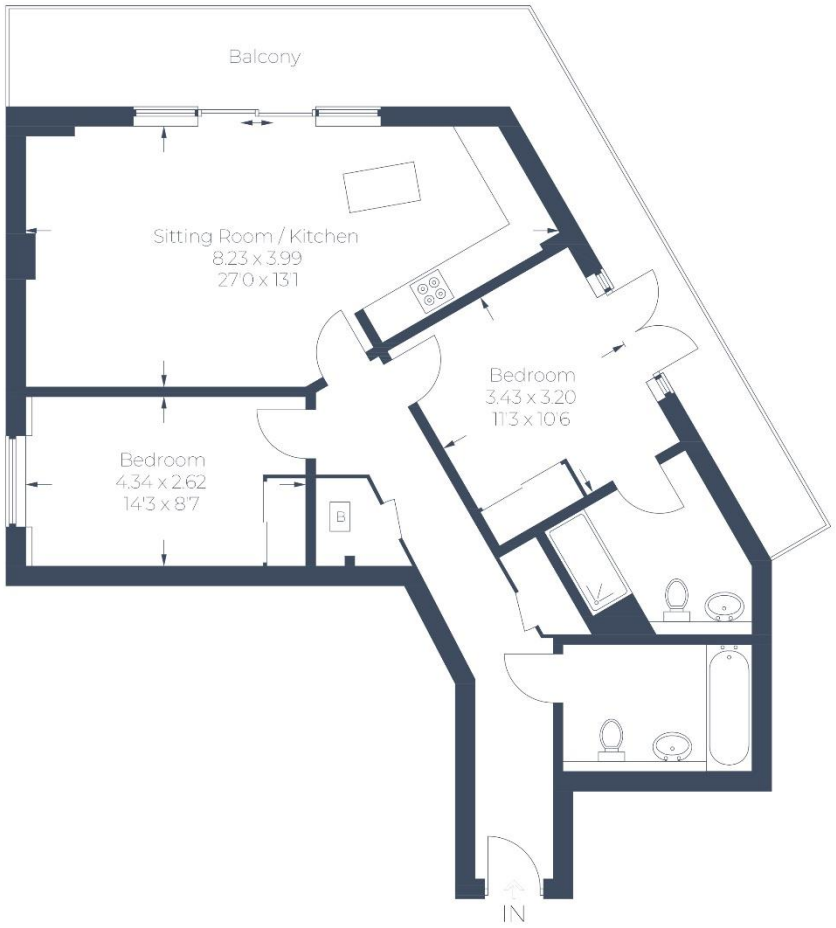

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Braxton

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

39-41 High Street, Maidenhead, Berkshire SL6 1JF
Tel: 01628 674234 Fax: 01628 785432
Email: property@braxtons.co.uk
braxtons.co.uk
Residential Sales | Land & New Homes | Properties to Let | Landlords, Lettings and Management Services