



**Wraysbury**  
**£295,000** *Leasehold*

**B. S. BENNETT**



Positioned within one of the area's most desirable developments, this attractive second-floor two-bedroom, two-bathroom apartment enjoys a private balcony overlooking Mill Pond. The interior includes two bedrooms, a spacious living/dining area with access to the juliet balcony, a fitted kitchen with breakfast area, en suite shower room to the master bedroom, a main bathroom, gas central heating, and full double glazing. Additional benefits include secure underground parking with two allocated spaces, communal visitor bays, and further shared above-ground parking. The immaculately maintained communal grounds offer a serene setting with views of Mill Pond and the River Colne, featuring shared terraces, lawned spaces, and picnic benches for residents. Ideally located within walking distance of Wraysbury Railway Station, offering convenient links to Windsor and London Waterloo. Energy Rating: C

### Location:

Wraysbury is a thriving Thameside village with all the amenities that one could ask for including charming country pubs, local post office/convenience store, pharmacy, hardware shop, newsagent, The Kitchen Cafe and Co-op. Wraysbury offers a unique opportunity to those seeking to combine traditional values of a village environment together with the accessibility and convenience of modern day living.

Within a short drive you will find Windsor itself, steeped in history with its Castle and Royal connections. Staines town centre provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Wraysbury and Sunnymeads stations providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

### Lease and service charge information

Lease Term: 125 years from the 29th November 2000

Lease Term Remaining: 100 years

Lease End Date: 29 November 2125

Ground Rent: £100 per annum for the first 25 years of the term, £200 per annum for the second 25 years, £300 per annum for the third. 25 years thereafter £400 per annum.

Annual Service Charge - Approximately £2,301.56

### Services:

Mains gas, electricity, water, main drainage.

Broadband Availability (according to

ofcom.org.uk): Standard and Ultrafast Fibre

For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Local Authority

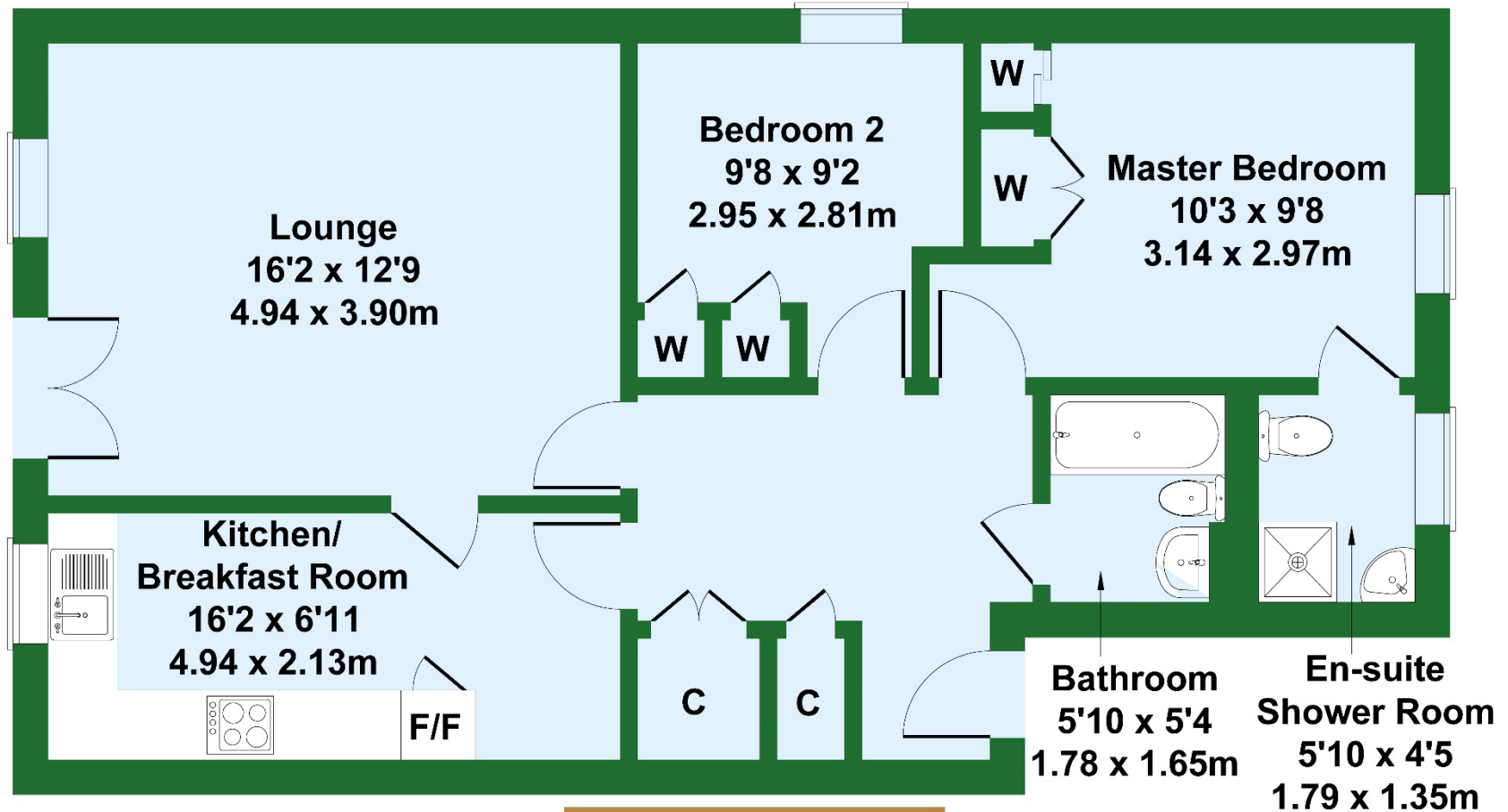
Royal Borough of Windsor & Maidenhead, Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

Council Tax Band: D

Payable for 2025/26: £1,697.93

Approximate Gross Internal Area  
732 sq ft - 68 sq m



## B.S. Bennett Estate Agents

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**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.