



Wraysbury, Berkshire

£330,000 *Leasehold*

B. S. BENNETT

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A stylish and truly spacious two bedroom, two bathroom upper ground floor apartment including an impressive open plan kitchen and living room with a breakfast bar. The property also benefits from fitted wardrobes in both bedrooms, an en suite bathroom, and a separate shower room, as well as a secure, allocated underground parking space. An advantage of this home is the French doors leading from the lounge to the terrace, offering excellent views of the Mill Pond and River Colne. Ideally situated, the apartment is just a short walk from Wraysbury Station, which provides services to London Waterloo and Windsor. Council tax band: D. Energy Rating: C

Summary

Upper ground floor • Two bedrooms • Two bathrooms • Spacious living/dining area • Fitted kitchen • Gas central heating • Double glazed throughout • Landscaped communal grounds • Walking distance to Wraysbury Station • Secure underground parking with allocated space

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: £1,837.71

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B.S. Bennett Estate Agents

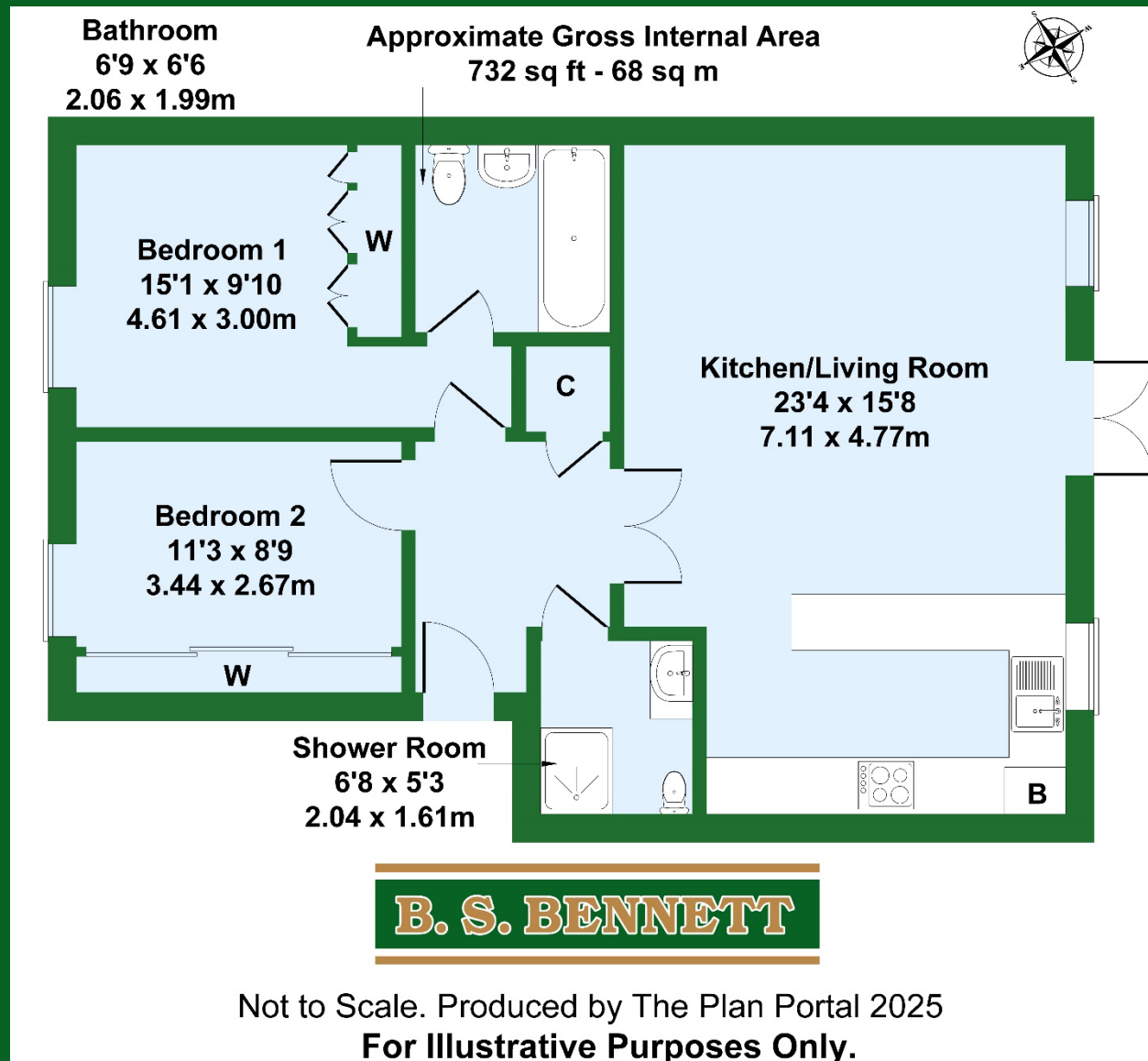
2 Staines Road, Wraysbury, Staines, Middlesex, TW19 5BS

t: 01784 483839 e: post@bsbennett.co.uk

bsbennett.co.uk



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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.