



Wraysbury

£1,300 PCM

Situated on this most sought after development is this delightful upper ground floor, two bedroom, two bathroom apartment which has the benefit of its own private balcony with views overlooking the River Colne. Comprises: two bedrooms, 19ft living/dining room with balcony, modern fitted kitchen, en suite shower room to the master bedroom, bathroom, gas central heating, double glazing, superb grounds and secure underground parking. Ideally situated within a short walk of Wraysbury Railway Station serving Windsor and London Waterloo. Newly decorated. **NEWLY DECORATED**. Unfurnished with appliances. Available now. Energy Rating: C



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Location:

Just a short drive to the centre of Wraysbury 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. Also, just a short drive of Staines town centre which provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Wraysbury and Staines stations providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

Affordability:

In order to pass the tenant references, the tenants must collectively earn a minimum of £39,000 a year.

Deposit:

5 weeks rent which is £1,500 for this rental. The deposit is used to cover any potential damages. The deposit will be protected by one of the approved schemes.

Service:

Mains gas, electricity, water, mains drainage

Gas fired central heating.

Broadband Availability (according to ofcom.org.uk): Standard and Ultrafast Full Fibre.

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

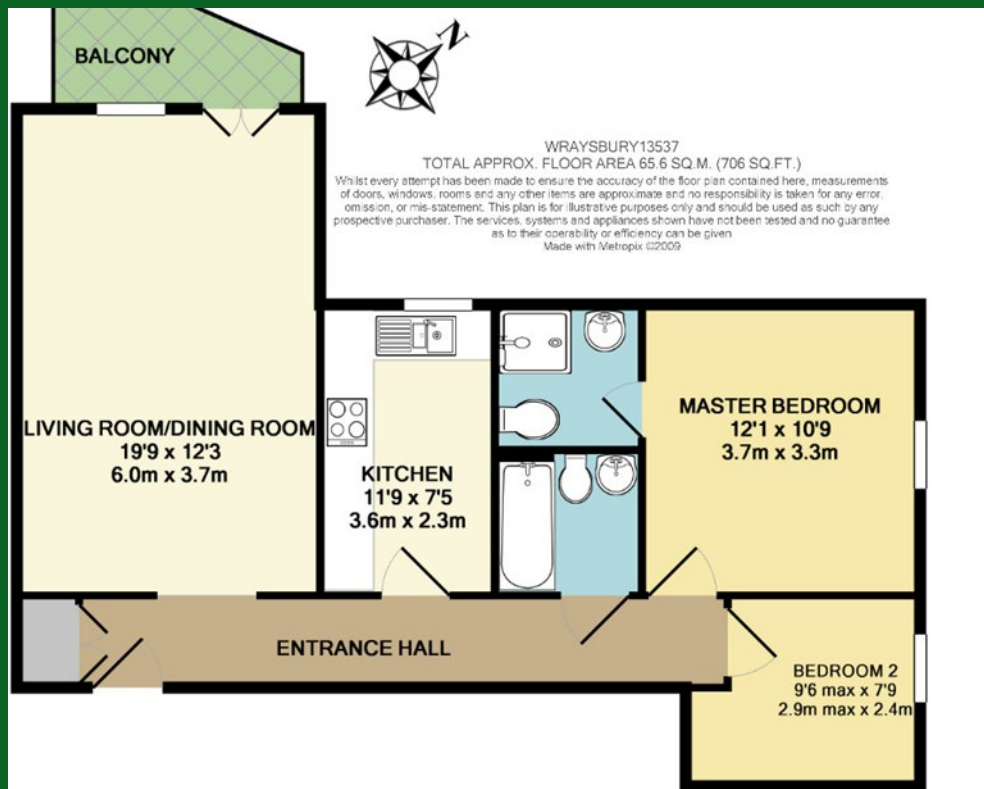
Local Authority:

Royal Borough of Windsor & Maidenhead, Town Hall, St. Ives Road,

Maidenhead, Berkshire, SL6 1RF. Telephone: 01628798888

Council Tax Band: D

Payable for 2025/26: £1837.71



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