



TO LET

Speckled Wood House, Maidenhead
£1,725 pcm + security deposit

Top-Floor Two-Bedroom Apartment with great natural light and wrap-around balcony

- **Top floor modern apartment**
- **2 double bedrooms**
- **One allocated parking space**
- **Wrap around balcony**
- **Far reaching views**
- **Gas Central Heating**
- **Good natural light**
- **Open plan living**
- **Close to amenities**
- **Modern development**



**£1,725 pcm +
security deposit**

**Speckled Wood Ho
Vicus Way,
Maidenhead
SL6 1EL**

>> Key Features

- Top floor modern apartment
- 2 double bedrooms
- One allocated parking space
- Wrap around balcony
- Gas Central Heating
- Good natural light
- Open plan living
- Close to amenities
- Far reaching views
- Modern development

Top-Floor Two-Bedroom Apartment with Wrap-Around Balcony: SL6 1EL

A spacious and beautifully presented two-bedroom apartment occupying the top floor of a modern development, ideally placed for convenient access to local amenities and transport links.

The property has been neutrally decorated throughout, creating a bright and welcoming feel from the moment you step inside. The heart of the home is the large open-plan living room, with good natural light and offering plenty of living space. A wrap-around balcony extends the living area outdoors, providing a private spot to sit outside.

The kitchen comes fully equipped with all main appliances, including a dishwasher, while a useful utility cupboard in the hallway housing the washer dryer.

Both bedrooms are generous doubles, and the main bedroom benefits from built-in wardrobes. The bathroom is fully tiled and fitted with a bath and shower over.

Practicality is well covered too: the apartment has gas central heating and double glazing and is notably energy efficient with an EPC rating of B, which should help keep running costs down. There is allocated

Tel : 01494 47 28 46 contact@paulkinghamlettings.com

www.paulkinghamlettings.com

£1,725 pcm + security deposit

parking for one vehicle, along with some bicycle storage space outside.

Key features

- o Two double bedrooms
- o Large open-plan living room with abundant natural light
- o Wrap-around balcony
- o Neutrally decorated throughout
- o Fully tiled bathroom with bath and shower over
- o All main kitchen appliances supplied, including dishwasher
- o Utility cupboard in hallway
- o Built-in wardrobes to main bedroom
- o EPC rating B, very energy efficient
- o Gas central heating and double glazing
- o Allocated parking for one vehicle
- o Bicycle storage space externally
- o Top-floor position in a modern building

Summary

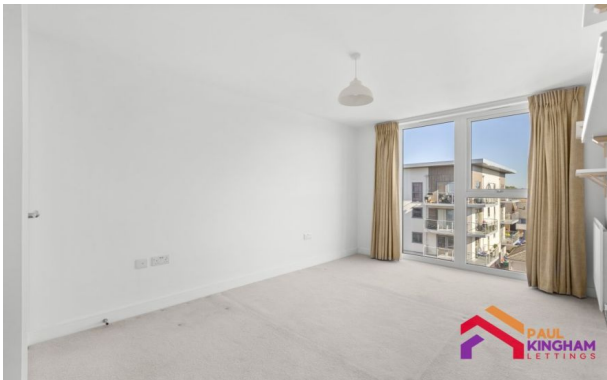
A well-appointed, energy-efficient top-floor apartment combining spacious open-plan living with outdoor space and off-street parking. Early viewing is recommended.

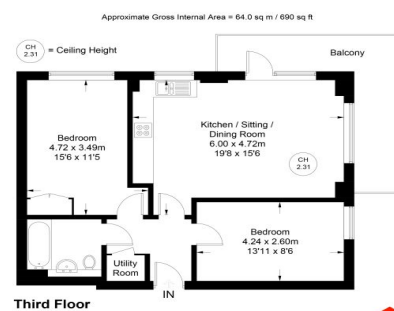
AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS.

COUNCIL TAX BAND C (Royal borough of Windsor and Maidenhead).
Energy efficiency rating grade B.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

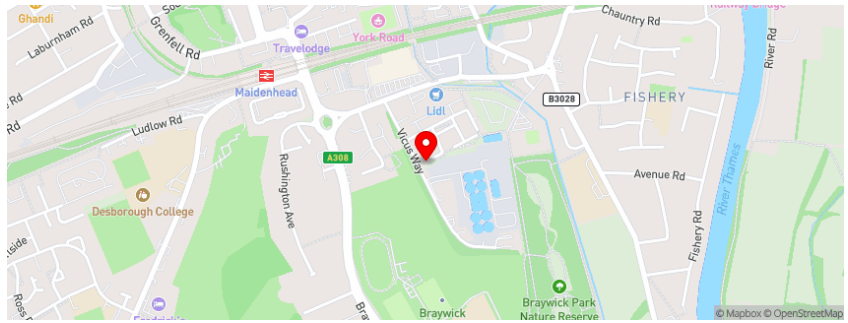
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Floor Plan produced for Paul Kingham Lettings by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Directions



Certificate Number : 2090-6958-0532-5095-3203

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2090-6958-0532-5095-3203>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.