



£290,000

Waters Reach

Maidenhead, SL6 8PL

PROPERTY SUMMARY

NO ONWARD CHAIN. A newly refurbished two double bedroom first floor apartment located within walking distance of the River Thames and withing easy reach of Maidenhead town centre and railway station (Paddington/future Crossrail). The property features a large lounge/diner with bay window, separate fitted kitchen with integrated appliances including Induction hob, re-fitted bathroom suite with rainfall shower and heated towel rail, porcelain tiled flooring throughout and residents parking.

2



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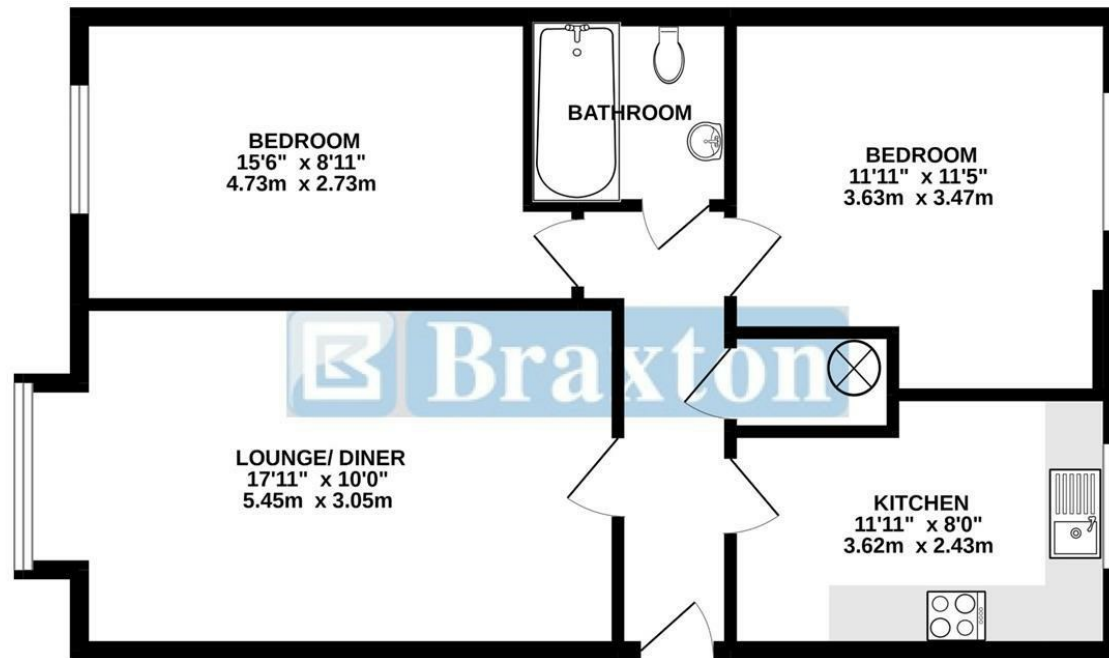


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FIRST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

TENURE

Leasehold - Share of Freehold

EPC RATING

B

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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