

Reedham Road

Burnham • • SL1 8FD

Guide Price: £449,950



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Beautifully presented and never lived in, this first-bedroom second-floor retirement apartment is located in the heart of Burnham, offering a peaceful yet well-connected lifestyle.

The apartment features a bright and spacious living area with a Juliet balcony, two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, a modern fitted kitchen, and a family bathroom. Residents also benefit from beautifully maintained communal gardens, welcoming lounge areas, and convenient on-site parking.

Ideally positioned within easy reach of Burnham Station (Elizabeth Line), local shops, and village amenities, this home offers the perfect blend of independence, community, and modern comfort.

At least one resident must be aged 60 or over.

Newly Built Retirement Home

Requires At Least One Owner Over 60

24-Hour Careline System

Long Lease

Lodge Manager Available 5 Days A Week

Owners' Lounge & Kitchen With Social Events

Owners Private Car Park

Guest Suite Available For Visitors

Prime Location With Local Amenities Close By

Private Balcony

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







Schools:

St Peter's Church of England Primary School 0.2 miles
 Burnham Grammar School 0.3 miles
 Our Lady of Peace Catholic Primary and Nursery School 0.6 miles



Train:

Burnham Station 0.9 miles
 Taplow Station 1.3 miles
 Maidenhead Station 3.0 miles



Car:

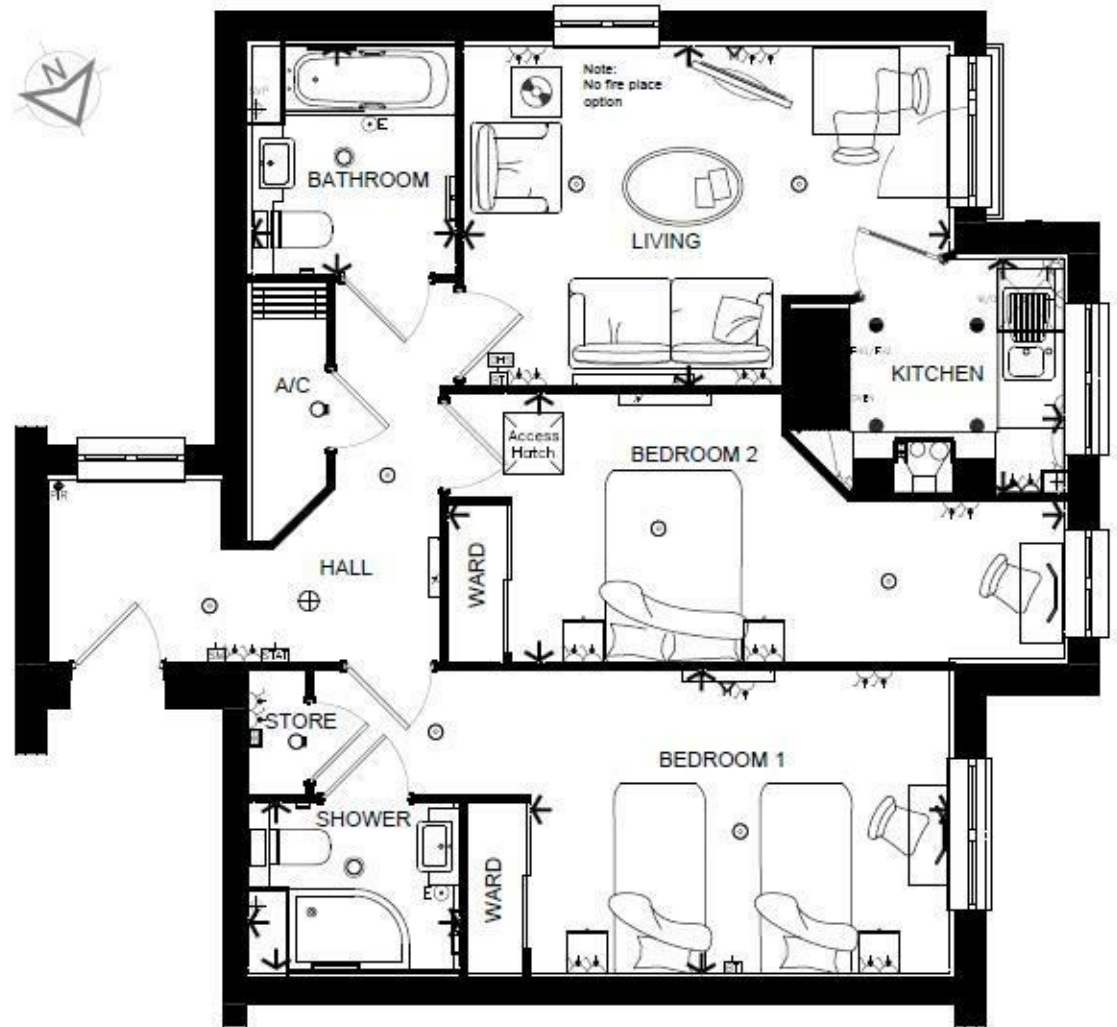
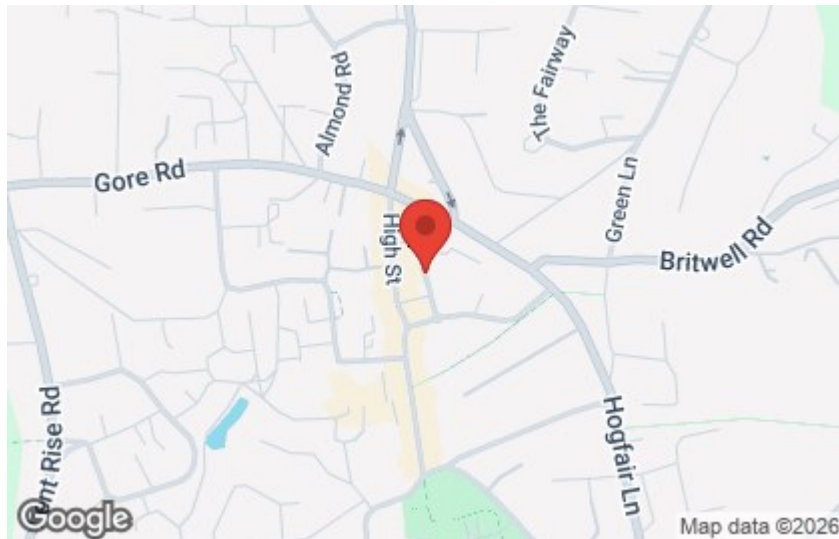
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)	82	82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.