Thames & Country

DISCOVER · PERSONALISED · SERVICE

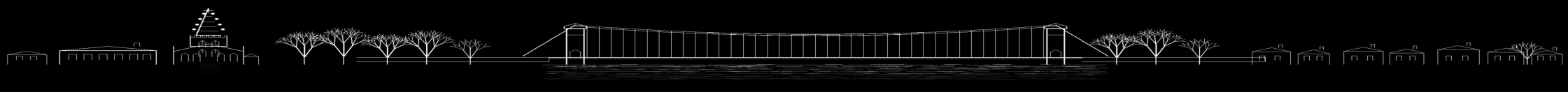
Flat 27, Spur House

THE CRESCENT · MAIDENHEAD · BERKSHIRE · SL6 6FL

Top floor · Lift access · Roof terrace and bedroom balcony

2	2	2	1,332
BEDROOMS	BATHROOMS	TERRACES	SQ FT INC. TERRACES

LEASEHOLD · 129 YEARS REMAINING · EPC RATING C · COUNCIL TAX BAND E





SPUR HOUSE

Thames & Country



THE CRESCENT

Thames & Country

Thames & Country

Flat 27, Spur House

THE CRESCENT · MAIDENHEAD · SL6 6FL

A top-floor apartment reached by lift, with high ceilings and around a third more space than most two-bedroom flats in Maidenhead. A large roof terrace opens off the living space, the principal bedroom has its own balcony, and the station is under half a mile away.

ACCOMMODATION

Entrance Hall | Open-Plan Sitting and Living Area

Kitchen and Dining Area

Principal Bedroom with Private Balcony | Shower Room

Double Bedroom Two | Family Bathroom

KEY FEATURES

Top Floor · Lift Access · High Ceilings

1,332 Sq Ft inc. Terrace and Balcony | 1,076 Sq Ft Internal

Granite Worktops | Twin Built-in Ovens

Leasehold | 129 Years Remaining

OUTSIDE & SETTING

Large Decked Roof Terrace off the Living Area

Private Balcony off the Principal Bedroom

One Covered Parking Space

Maidenhead Station about 0.4 Miles





OPEN-PLAN LIVING AND TERRACE

Thames & Country



OPEN-PLAN LIVING

Thames & Country



SITTING ROOM

Thames & Country



LIVING AND KITCHEN

Thames & Country



KITCHEN

Thames & Country



KITCHEN AND DINING

Thames & Country

Thames & Country

Flat 27, Spur House

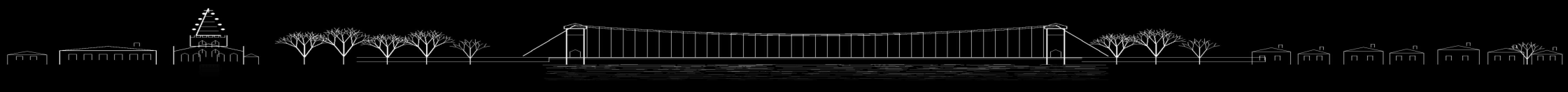
Most two-bedroom flats in Maidenhead give you somewhere between 700 and 850 sq ft. Flat 27 gives you a great deal more. Set on the top floor of Spur House and reached by lift, it offers approximately 1,332 sq ft including its roof terrace and balcony, with 1,076 sq ft of internal space, high ceilings throughout and nobody living above.

An open-plan sitting, dining and kitchen space runs almost the full length of the flat, lit by recessed downlights and two windows over the treetops. A wide run of full-height sliding doors opens onto a large decked roof terrace, so in summer the terrace simply becomes part of the room. There is space for a corner sofa, a second seating area and a desk, which makes the flat work as well for home working as for entertaining.

The kitchen has light wood-effect cabinetry and dark speckled granite worktops, with twin built-in ovens, a chimney extractor, a built-in microwave and an integrated fridge freezer, and room for a dining table beside it. The principal bedroom has an angled ceiling, a two-door sliding wardrobe and full-height doors onto its own private balcony, with a tiled shower room beside it. The second bedroom is a generous double, served by a family bathroom with a bath and a separate shower.

A covered parking space completes the apartment, and the lease has almost 130 years remaining. The Crescent is a quiet road of period houses and modern apartments just north of the town centre, beside the old Berkshire College of Art. Maidenhead station is about 0.4 miles away, with the Elizabeth line across central London and fast trains to Paddington, and the High Street and Kidwells Park are a short walk.

More space, more light, and a terrace of your own.





PRINCIPAL BEDROOM

Thames & Country



BEDROOM BALCONY

Thames & Country



SHOWER ROOM

Thames & Country



DINING AND LIVING AREA

Thames & Country



SITTING ROOM

Thames & Country



THE SETTING

Thames & Country



Thames & Country

Flat 27, Spur House

Location

Maidenhead, Berkshire

Easy commuter access to

Elizabeth line · GWR to Paddington · A404(M) · M4 · M40

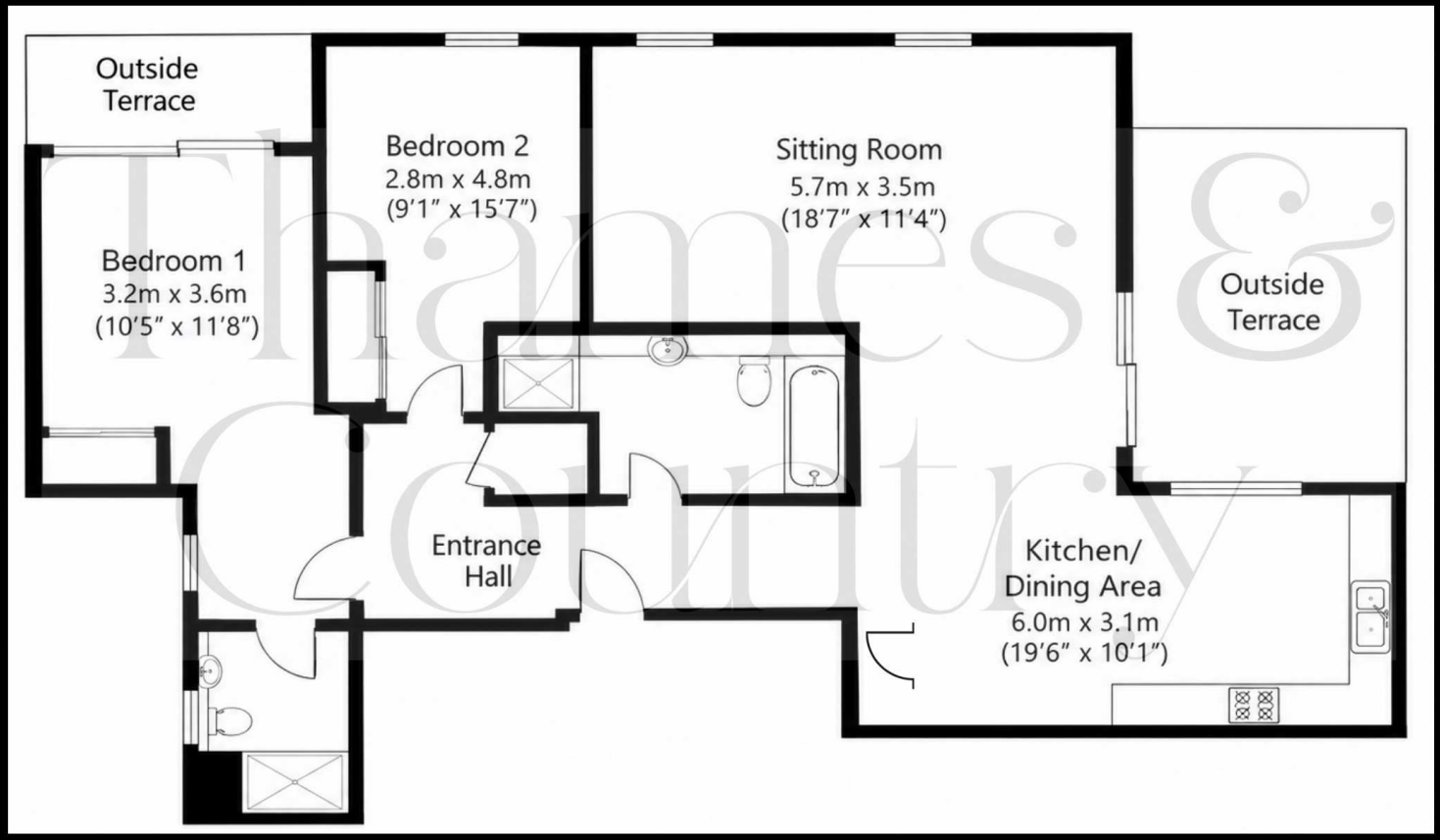
Station 0.4 mile · Heathrow 12 miles · Town centre on foot

Essential Information

Guide Price	Price on application
Tenure	Leasehold, 129 years 10 months remaining
Service Charge	£1,882.54 a year
Ground Rent	£150 a year
EPC Rating	C (72)
Council Tax	Band E, Windsor and Maidenhead
Total Area	1,332 sq ft (124 sq m) inc. terrace and balcony
Internal Area	1,076 sq ft (100 sq m)
Floor	Third (top) floor, lift access
Parking	One covered parking space
Schools	St Luke's CofE Primary (Outstanding)
Legally Prepared	Buyer Information Pack available on request

Thames & Country

FLAT 27 SPUR HOUSE
THE CRESCENT - MAIDENHEAD



Total Approx Gross Area Including Garage

124,00m2 1,332.00 Sqft

2	2	0	1 COVERED SPACE	0

01628 474000
www.thamesandcountry.co.uk

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. Made with Thames & Country ©2023

Thames & Country

DISCOVER · PERSONALISED · SERVICE

Flat 27, Spur House

THE CRESCENT, MAIDENHEAD, BERKSHIRE, SL6 6FL

Leasehold · 129 years remaining

Top-floor apartment with roof terrace and bedroom balcony

Approximately 1,332 sq ft inc. terrace and balcony · 1,076 sq ft internal

EPC rating C · Council tax band E

Rikki Cassar, Director

01628 474000 07393 960191

rikki@thamesandcountry.co.uk

Marlow International, Parkway, Marlow SL7 1YL

THAMESANDCOUNTRY.CO.UK

