



Bannons & Banningtons

Rixman Close
Maidenhead

**Rixman Close
Maidenhead
Berkshire
SL6 2TU**

- Tenure: Leasehold
- Guide Price: £290,000
- Lease length: 125 years*
- Service Charge: £1,300
- Ground Rent: £0
- Council Tax Band: C
- EPC Rating: D
- * on completion (TBC)



We are delighted to offer to the market this spacious, two double bedroom and well presented apartment situated on the top floor and overlooking pleasant parkland. On entering the property you will immediately be aware how light and airy this property is, with a very neutral colour scheme the light flows through the property easily. Moving down the hallway there is a good sized double bedroom on the left with window to rear aspect and hand wash basin. Opposite this is the main bedroom with an equally large window to front aspect offering views over open fields and parkland. Moving through to the living room this fantastic space is ideal to sit and unwind after a long day at work, there are windows to both front and side aspects plus a feature fire place and serving hatch through to the kitchen. The kitchen has been recently refitted to offer modern appliances and services, window to rear and has enough space to house a dining table. The bathroom is a delightful white suite with window to rear aspect and there is also ample storage in the entrance hallway.

Outside the property there is a communal garden plus a further communal area with seating, storage sheds and gated access to the garages to rear. To the front there is communal gardens which are mainly laid to lawn and opposite there is a lovely park with play area. Offering ample parking throughout the development this property is highly recommended for viewing.

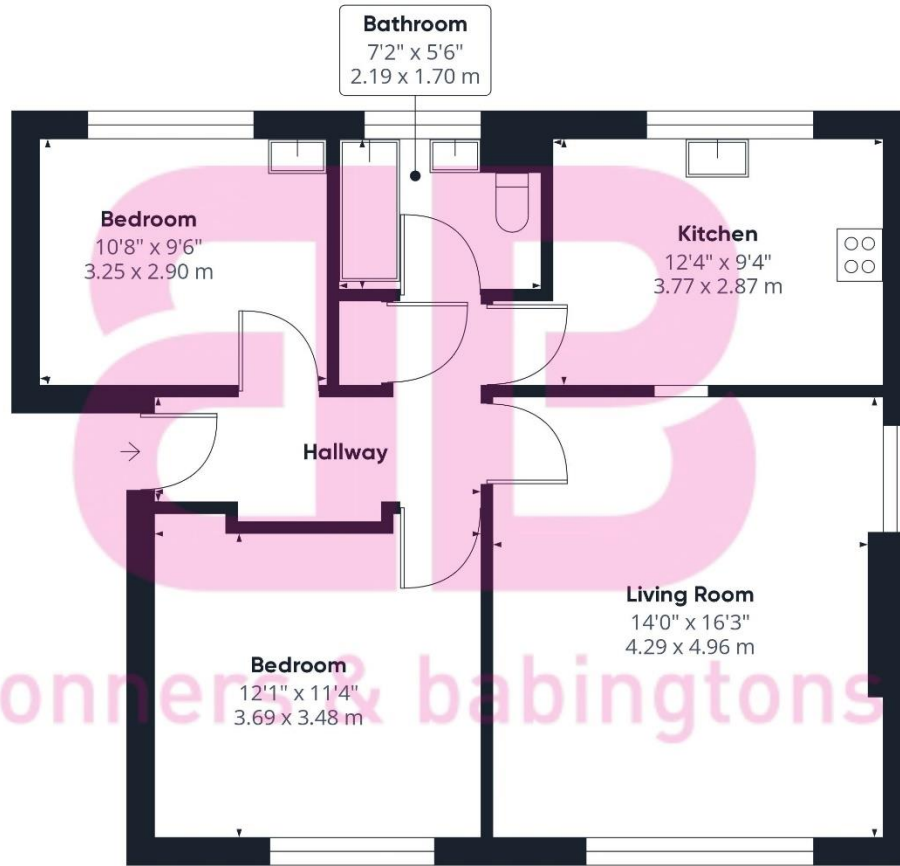
WE UNDERSTAND A NEW LEASE IS CURRENTLY BEING ARRANGED AND WILL BE 125 YEARS ON COMPLETION

Maidenhead includes extensive shopping and leisure facilities. Nearby amenities include golf, an indoor swimming pool and leisure centre, a multiplex cinema and a range of pubs and restaurants. Ideally situated for a range of local schools, including St Piran's Independent Prep School. Junction 8/9 of the M4 is easily accessible via the A404(M) or A308(M), providing access to the M25 motorway network, Heathrow Airport, London and the West Country. Rail services to London Paddington are available from Maidenhead including the recently opened Crossrail link which further enhances commuting with direct services to London's West End, the City & Canary Wharf.



BONNERS & BABINGTONS offer
- Situated on the second floor of this popular development and overlooking open parkland this spacious, two double bedroom apartment is an ideal first time or investment opportunity. With garage and further brick built storage sheds this property is highly recommended.





Approximate total area⁽¹⁾
 717.63 ft²
 66.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



bonners & babingtons

3 Anglers Court, Spittal Street,
 Marlow, Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170