



## Penyston Road, Maidenhead, Berkshire

**TO LET £1,250 PCM**

**Unfurnished**

A superbly presented one-bedroom top floor apartment situated in this desirable All Saints area of the town. UNFURNISHED. EPC rating C. CONTACT B&B LETTINGS 01628 333800

- POPULAR ALL SAINTS AREA OF THE TOWN
- OFF STREET PARKING
- MODERN KITCHEN AND SHOWER ROOM
- GAS CENTRAL HEATING
- SECOND FLOOR
- VELUX CABRIO BALCONY WINDOW
- PLENTIFUL STORAGE

**Office Numbers:**

Chilterns | 01844 354554  
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**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

**Description:**

A superbly presented one bedroom top floor apartment situated in this desirable All Saints area of the town.

The accommodation comprises;

- Door to small staircase and vestibule area
- Brand new modern high specification kitchen with appliances
- Good sized living room with Velux `Cabrio` balcony window
- Double bedroom with plentiful storage
- Shower room

The property also benefits from gas central heating, parking at rear of property and large storage shed.

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. T 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.

**Outgoings:**

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

**Council Tax:**

Band C

**Terms:**

- 12-month tenancy agreement
- Unfurnished
- No smokers please
- White goods included

**Restrictions:**

No pets, sorry.

**Holding Deposit:**

Equivalent to one weeks rent.

**Security Deposit required:**

5 weeks rent payable before moving in.

**Directions**

Viewings strictly via the agents:

Bonnors and Babingtons

**01628 333800**

