



## Islet Park, Maidenhead, Berkshire

**TO LET £1,750 PCM**

**Unfurnished**

A deceptively spacious first floor maisonette situated in a parkland setting and much sought after residential area of the town. EPC band E. BONNERS AND BABINGTONS

- RIVER AREA
- LARGE SPACIOUS INTERIOR
- TWO DOUBLE BEDROOMS
- GARAGE
- BALCONY/TERRACE
- DRIVEWAY PARKING
- MATURE PRIVATE GARDEN
- DOUBLE ASPECT LIVING/DINING ROOM

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**Head Office Address**

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

### Description:

A deceptively spacious first floor maisonette situated in this beautiful parkland setting and much sought after residential area of the town.

The accommodation comprises;

Entrance lobby with sliding doors to private garden

Stairs to landing and door to first floor terrace

Fitted kitchen with appliances

Large double aspect living room

Shower room

Main bedroom with built in wardrobes

Further double bedroom

Outside

Private mature garden

First floor balcony/terrace

The property also benefits from having off street parking and a garage

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. The arrival of Crossrail will further enhance 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 D

### Terms:

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

### Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

### 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**

