



The Old Court, Bath Road
Maidenhead, SL6



Beyond your expectations

A stunning penthouse apartment with views EPC: B

Hamptons International

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Entrance hall | Sitting/Dining with access to a covered balcony | Open plan kitchen | Master bedroom bathroom with walk in shower | Guest bedroom | Family bathroom | Two parking spaces | Communal grounds with gated entrance

Guide Price £599,950 Share of Freehold

Description

This stunning two double bedroom top floor apartment has the benefit of a covered balcony from the sitting room with elevated views over the Jubilee River. The fully integrated open plan kitchen is separated from the sitting room by a central island with breakfast bar. Another stand out feature of this apartment is the master bedroom complete with dressing area and individually designed bathroom with separate wet room style shower. The guest bedroom is serviced by an equally well appointed bathroom. Additional benefits of this property include two parking spaces, and use of the gated communal grounds.

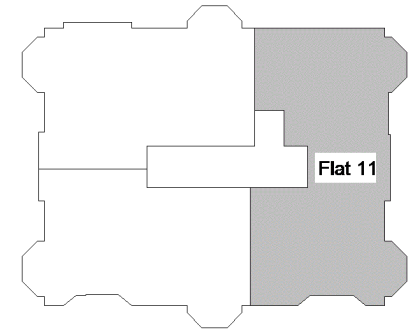
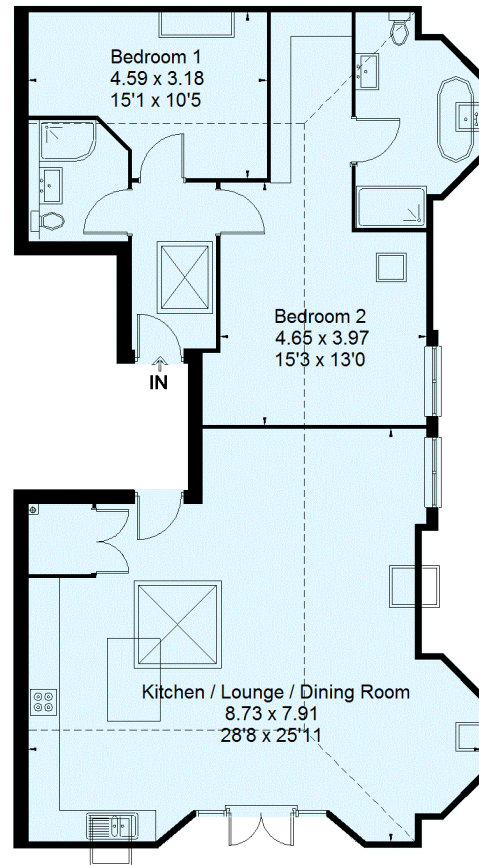
Location

The Old Court is perfectly positioned allowing you to make the most of this superb location. Walking and cycling along the jubilee river to the historic towns of Windsor & Eton or along the Thames River towpath to neighbouring villages of Cookham & Marlow can be easily accessed and enjoyed. For connectivity further afield London Paddington is 20 minutes by train from Maidenhead station. Additional links to central London will be made possible following the completion of the Crossrail connections due in 2019. This development is also conveniently located for direct road access to London and the West country via the M4 motorway. For international travel, Heathrow Terminal 5 is situated just 12 miles away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area =
110.0 sq m / 1184 sq ft



Context Plan



Number 11 Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 169505

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

