

*Diwa Court*



*5 Cookham Road, Maidenhead, Berkshire SL6 7FA*





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An exclusive development of just 10 exceptional one, two and three bedroom apartments benefiting from a luxurious specification throughout and each with the additional benefit of a covered balcony or roof terrace. All apartments feature allocated parking and are held on a 125 year lease.





Diwa Court is perfectly situated close to an array of local amenities including restaurants, shops and sporting facilities and is within half a mile of Maidenhead station.

This exclusive, high specification development of just 10 apartments is set over 4 floors and offers a selection of one and two bedroom apartments all with private outdoor space and parking. The penthouse also enjoys the additional benefit of a study or occasional third bedroom and a large roof terrace accessed from both the lounge and master bedroom.

Each apartment has been thoughtfully designed to create the best accommodation flow possible with lots of attention given to maximising space and light. Bespoke handmade kitchens with Siemens appliances and quartz work surfaces, full height porcelain tiled bathrooms and allocated parking are just a few of the many features this delightful development has to offer.

Whether you're looking for a centrally located apartment for yourself or to purchase an investment property with excellent potential for capital growth due to the pending arrival of Crossrail, Diwa Court has so much to offer.

By Car (miles)	By Train (min)
1	7
Cookham	
4	23
Marlow	
11	26
Henley on Thames	
19	15
Reading	
10	35
Windsor	
24	22
Central London	



## *Location*

Diwa Court is located on Cookham Road. This popular residential road is situated within close proximity to Maidenhead town centre, which offers comprehensive shopping facilities, a leisure centre, a multi-screen "Luxe" cinema and a wide selection of bars and restaurants. The area is also well served for schooling, recreational and sporting facilities.

Walking and cycling along the Jubilee River to the historic towns of Windsor and Eton, or along the Thames towpath to Cookham & Marlow can be easily accessed and enjoyed from this location. The property also lies within two miles of the picturesque Thameside village of Bray, renowned for its excellent Michelin restaurants including The Waterside and The Fat Duck. For the commuter, the town's mainline train station provides frequent services to London Paddington with fast trains taking under half an hour (currently 22 minutes). The station will also form part of the much anticipated Crossrail expansion (scheduled for completion in 2020), and will then offer direct links into the heart of the capital, drastically cutting journey times to the West End, City and Canary Wharf.

For international travel, Heathrow Terminal 5 is situated just 12 miles away.

# Specifications

## Communal

- HD Video Door Entry System
- Secure CCTV cameras surrounding the property

## Apartments

- Nest and Hive Thermostats
- Sky HD, DAB and high speed internet ready
- Penthouse with built in flush mounted surround sound speakers in the ceilings
- Penthouse comes with USB charger ports
- Bespoke solid wooden front doors
- Sky HD TV points in living rooms and all bedrooms
- LED lighting throughout
- Rated B Energy Performance Certificate (EPC)
- Scale water inhibitors

## Kitchens

- Worcester Bosch boilers
- Grohe Taps
- Recessed SMEG Sink
- Under Counter Lighting
- Siemens appliances including gas Hob, extractor fan, fridge/freezer, dish washer and washing machine/dryer
- Bespoke acrylic kitchen cabinets (easy clean) with complimentary Quartz work tops
- Penthouse comes with a built-in Siemens microwave

## Bathrooms

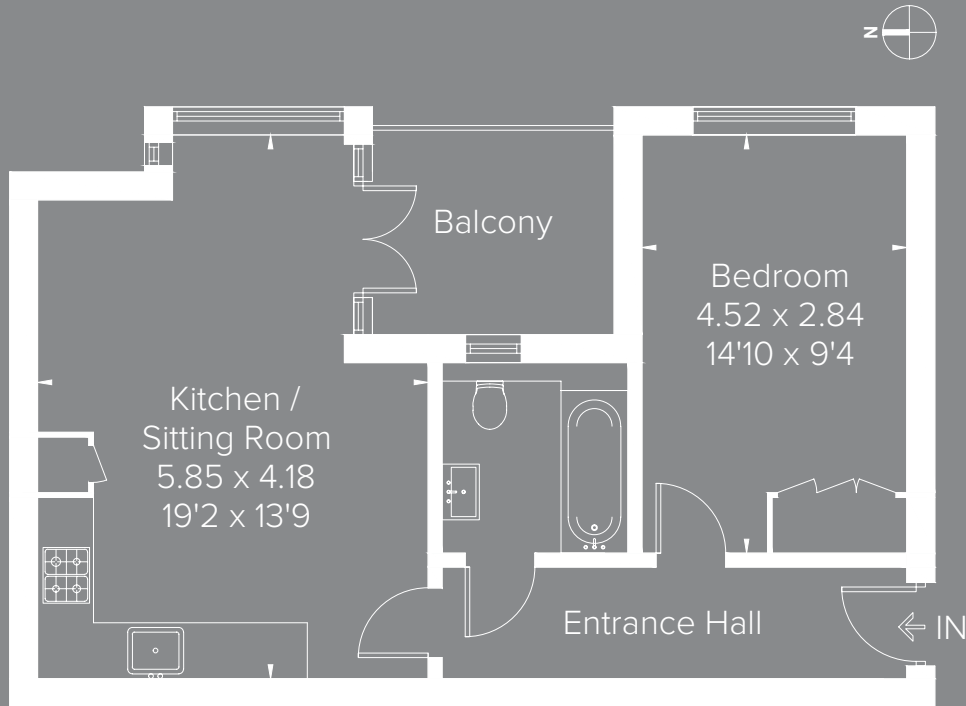
- Grohe taps and toilet
- Italian tiles
- Roca vanity units
- Rainwater shower
- Smart LED mirrors in bathrooms with speakers for bluetooth music connectivity



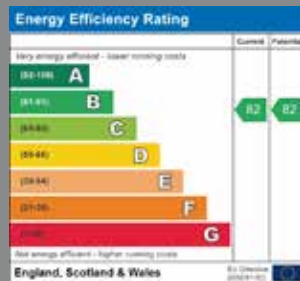


# Flat 1

Approximate Area = 46.1 sq m / 496 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)

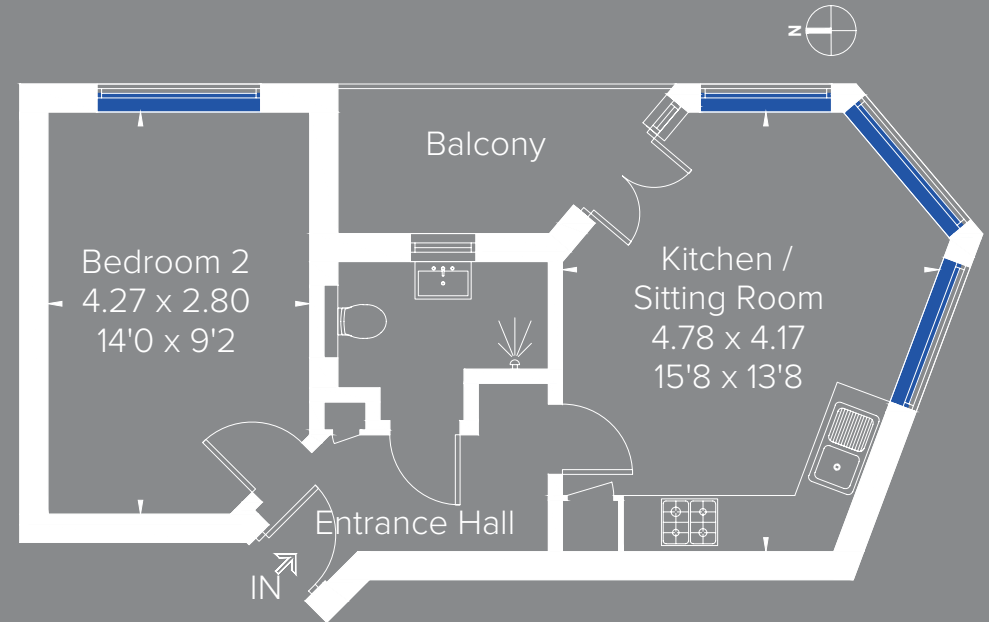


Ground Floor

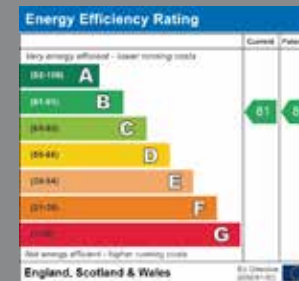


# Flat 2

Approximate Area = 37.7 sq m / 406 sq ft  
Including Limited Use Area (1.3 sq m / 14 sq ft)



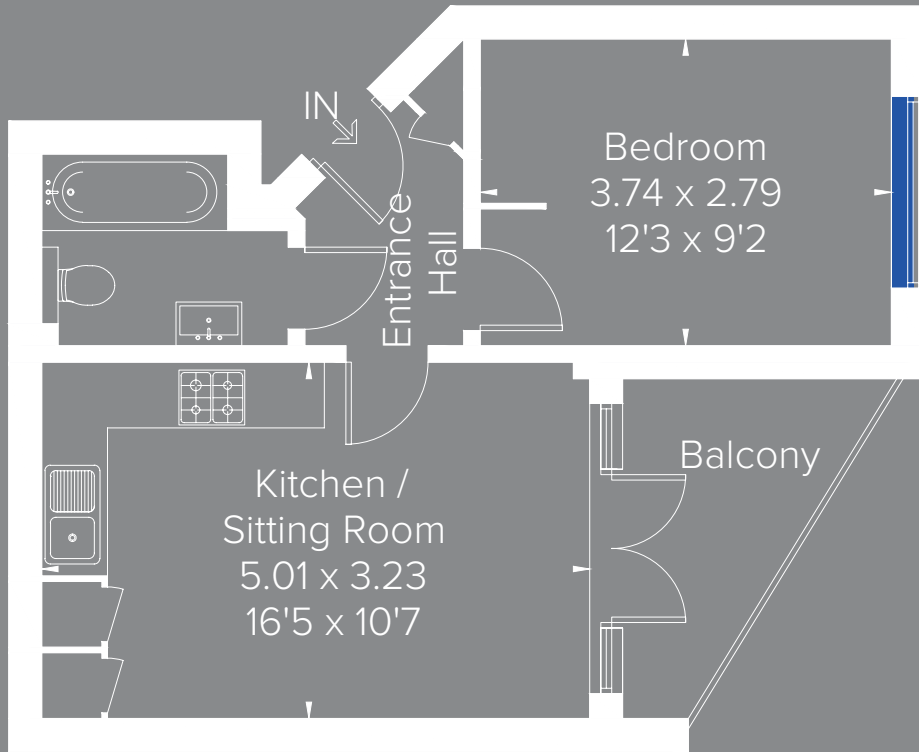
Ground Floor



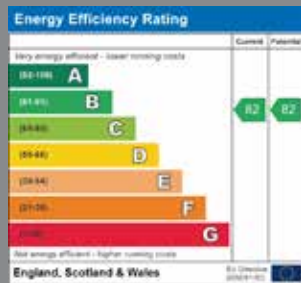


# Flat 3

Approximate Area = 35.3 sq m / 380 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)

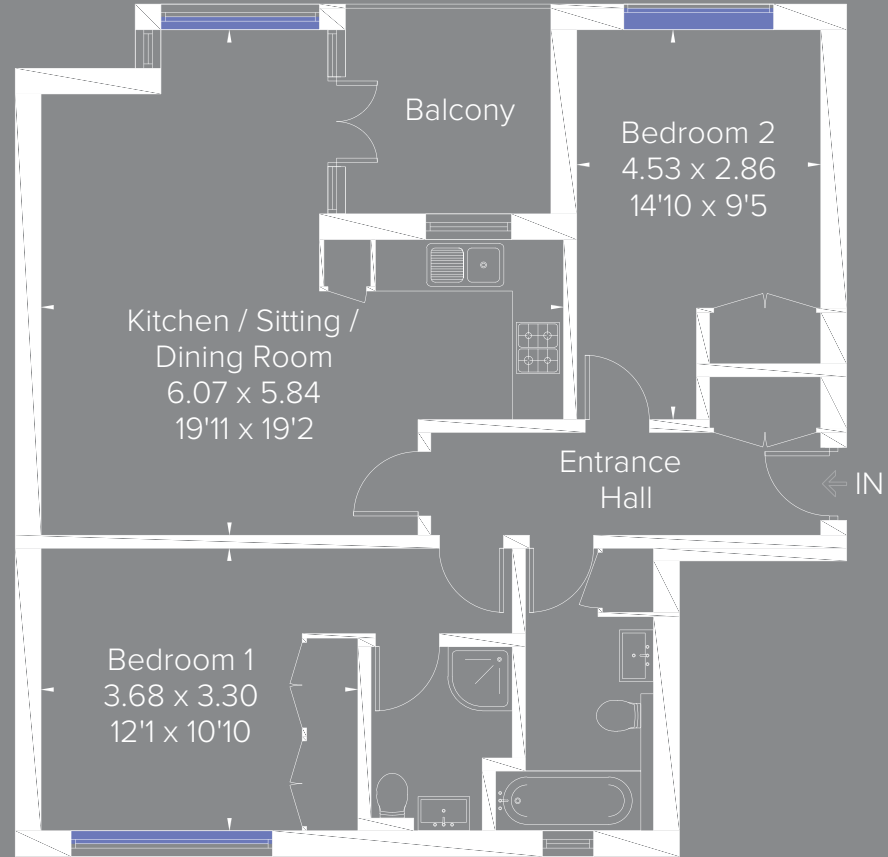


Ground Floor

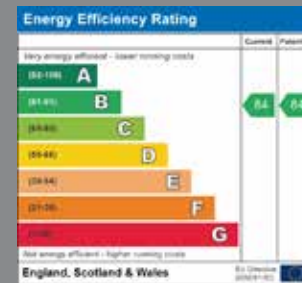


# Flat 4

Approximate Area = 71.3 sq m / 767 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)

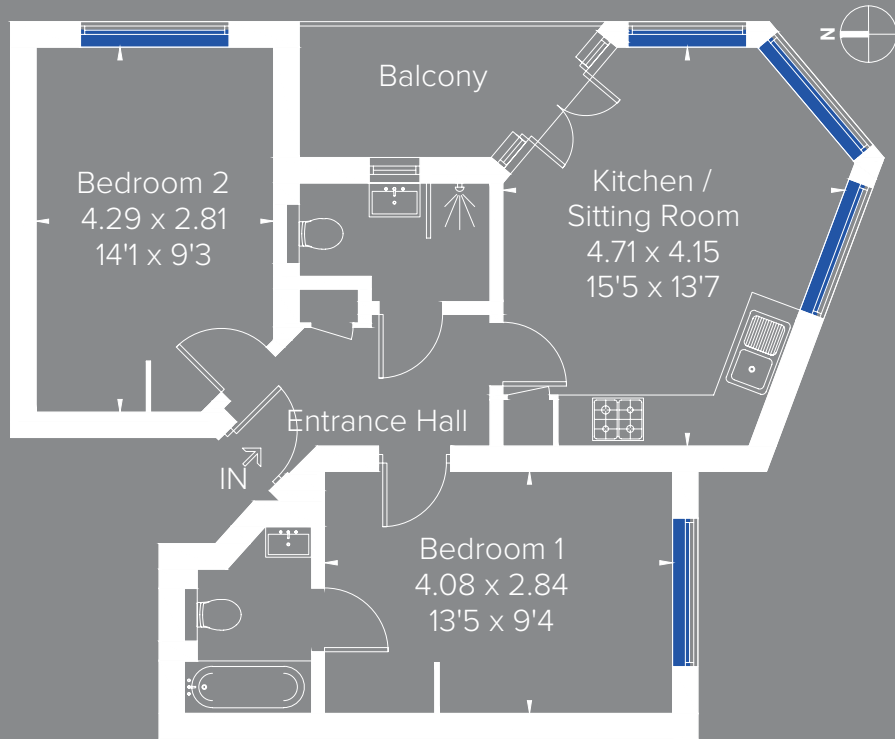


First Floor

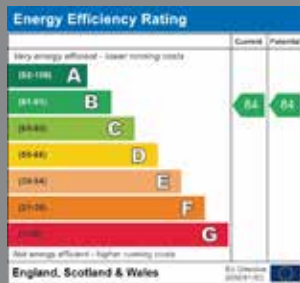


# Flat 5

Approximate Area = 54.3 sq m / 584 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)

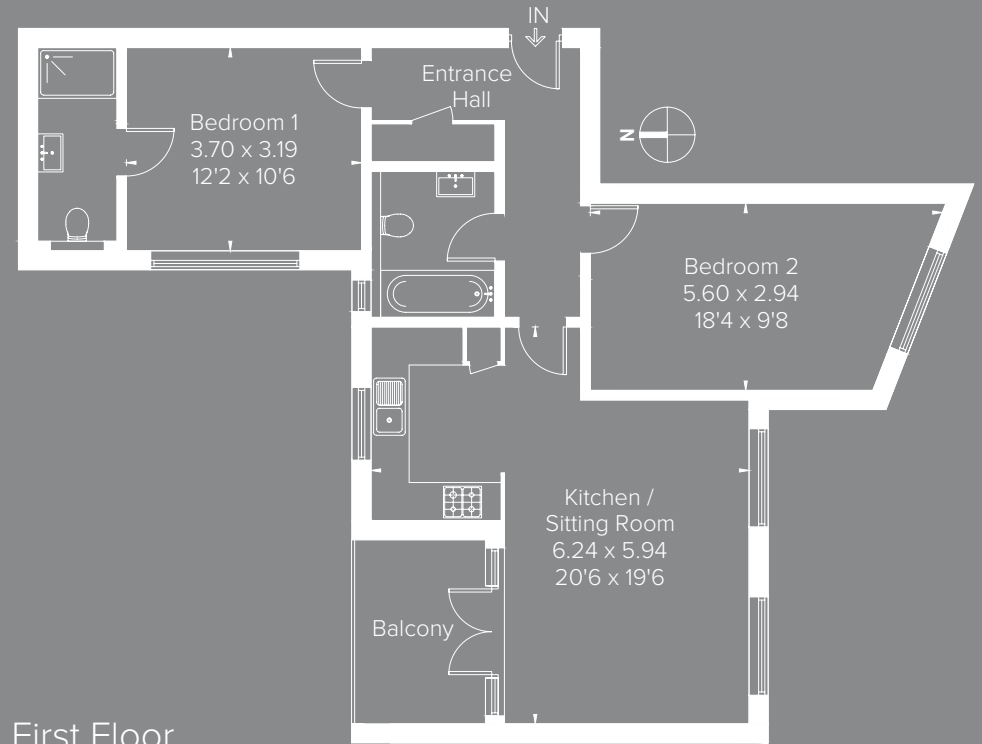


First Floor

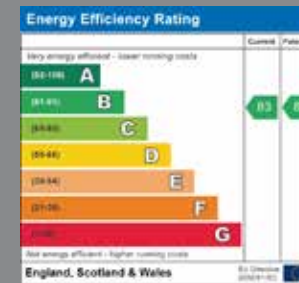


# Flat 6

Approximate Area = 76.2 sq m / 820 sq ft  
Including Limited Use Area (1.4 sq m / 15 sq ft)

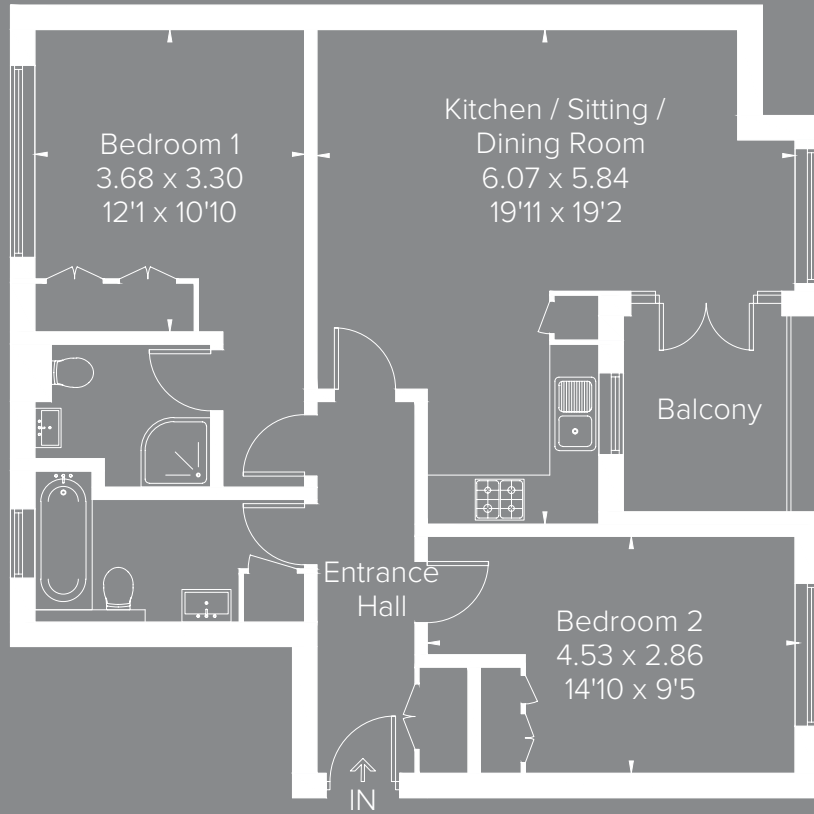


First Floor

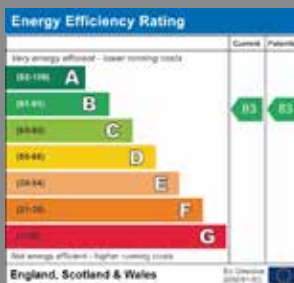


# Flat 7

Approximate Area = 71.8 sq m / 773 sq ft  
Including Limited Use Area (1.5 sq m / 16 sq ft)

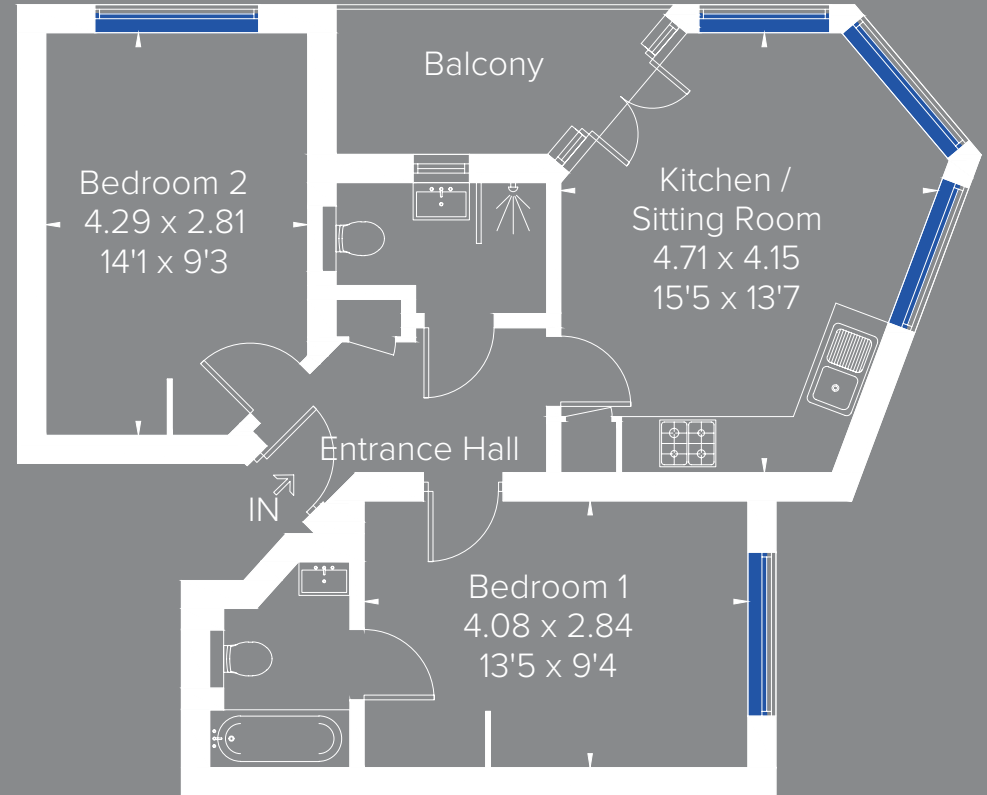


Second Floor

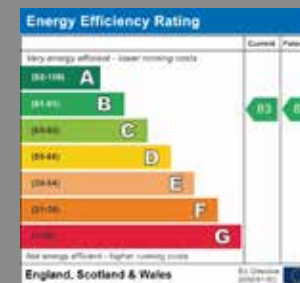


# Flat 8

Approximate Area = 54.3 sq m / 584 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)

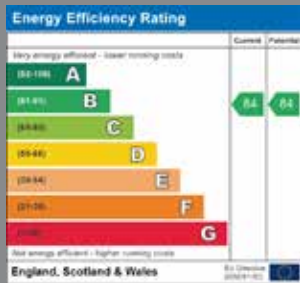
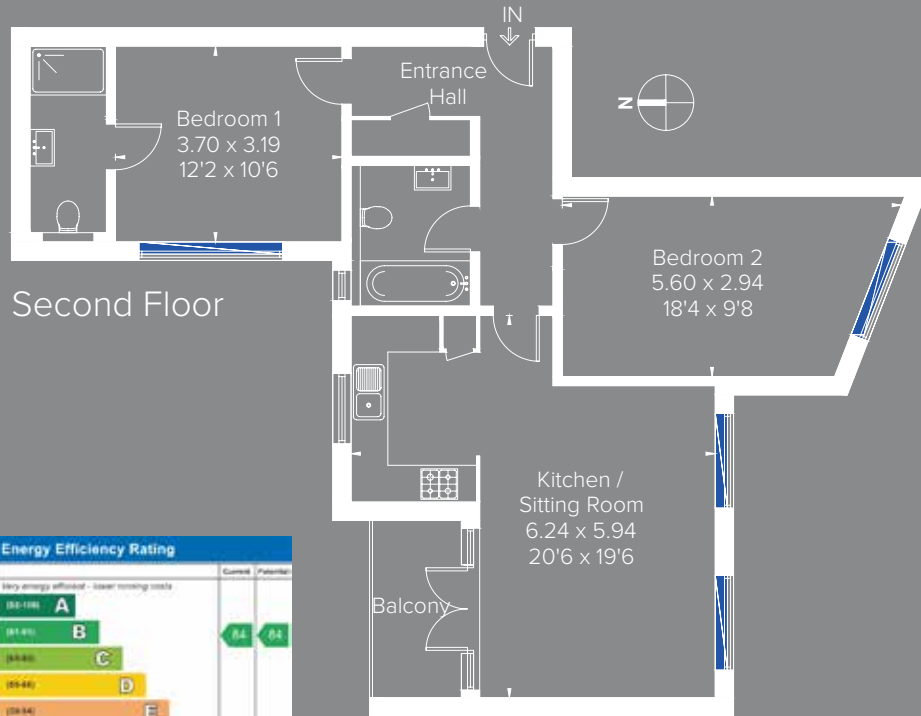


Second Floor



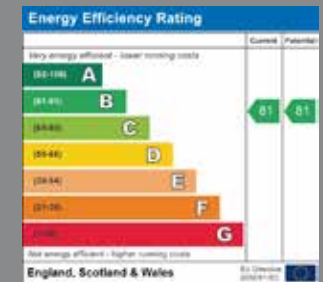
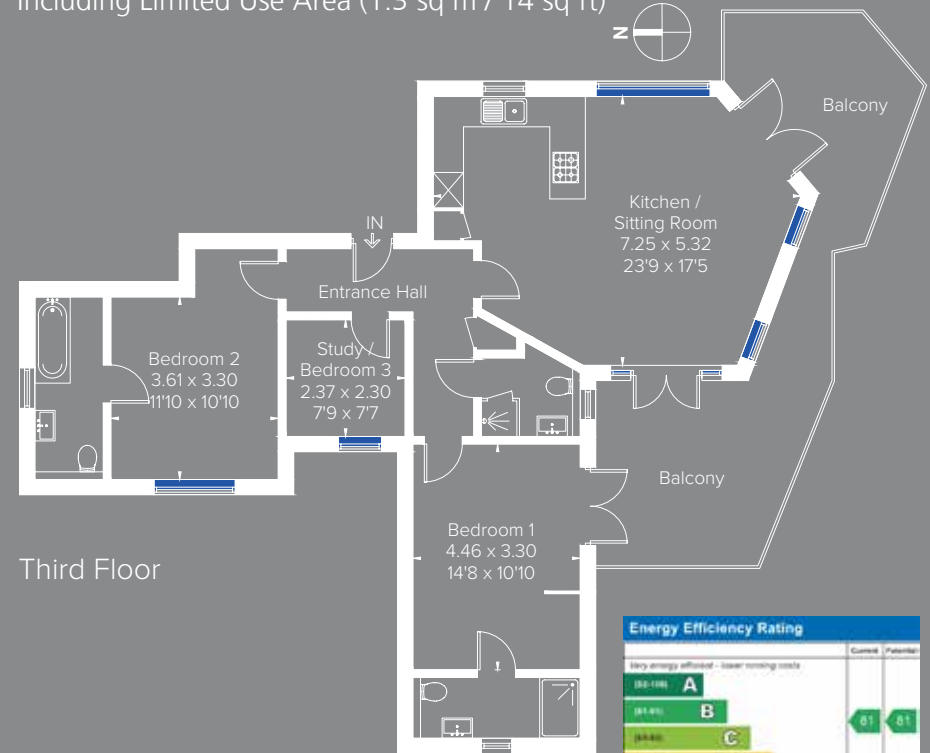
# Flat 9

Approximate Area = 76.2 sq m / 820 sq ft  
Including Limited Use Area (1.4 sq m / 15 sq ft)



# Flat 10

Approximate Area = 90.5 sq m / 974 sq ft  
Including Limited Use Area (1.3 sq m / 14 sq ft)



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