



Wraybury, Berkshire

£335,000 *Leasehold*

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**B. S. BENNETT**

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**OFFERED WITH NO ONWARD CHAIN and Refurbished in recent years, is this delightful and truly spacious two bedroom, two bathroom upper ground floor apartment. This home has the advantage of french doors that lead from the lounge which provide direct access to a terrace offering great outdoor space with views of the Mill pond and River Colne. There is an impressive kitchen/breakfast room, good size lounge, fitted wardrobes to both bedrooms, en suite bathroom and separate shower room, secure allocated underground parking space. Ideally situated within a short walk of Wraysbury Station serving London Waterloo and Windsor. Energy Rating: C**



## Location

Wraysbury is a thriving Thameside village with all the amenities that one could ask for including charming country pubs, local post office/convenience store, pharmacy, hardware shop, newsagent, The Kitchen Cafe and Co-op. Wraysbury offers a unique opportunity to those seeking to combine traditional values of a village environment together with the accessibility and convenience of modern day living.

Within a short drive you will find Windsor itself, steeped in history with its Castle and Royal connections. Staines town centre provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Wraysbury and Sunnymeads stations providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

## Summary

2 double bedrooms | 2 bathrooms | living room | kitchen/breakfast room | gas fired central heating | double glazed windows | communal grounds | short walk to Wraysbury Station | secure underground parking space

## Lease and service charge information

Lease Term - 125 years from the 29th day of September 2000 Lease Term Remaining - 103 years Lease End Date: 29 Sep 2125

Ground Rent - £100 per annum for the first 25 years of the term, £200 per annum for the second 25 years, £300 per annum for the third. 25 years and thereafter £400 per annum.

Service Charge - Approximated £800.00 payable six monthly (to be confirmed).

## Local Authority

Royal Borough of Windsor & Maidenhead, Town Hall, St. Ives Road, Maidenhead, Berkshire, SL6 1RF.

Telephone: 01628 798888

Council Tax Band: D

Payable for 2022/23 £1,529.88



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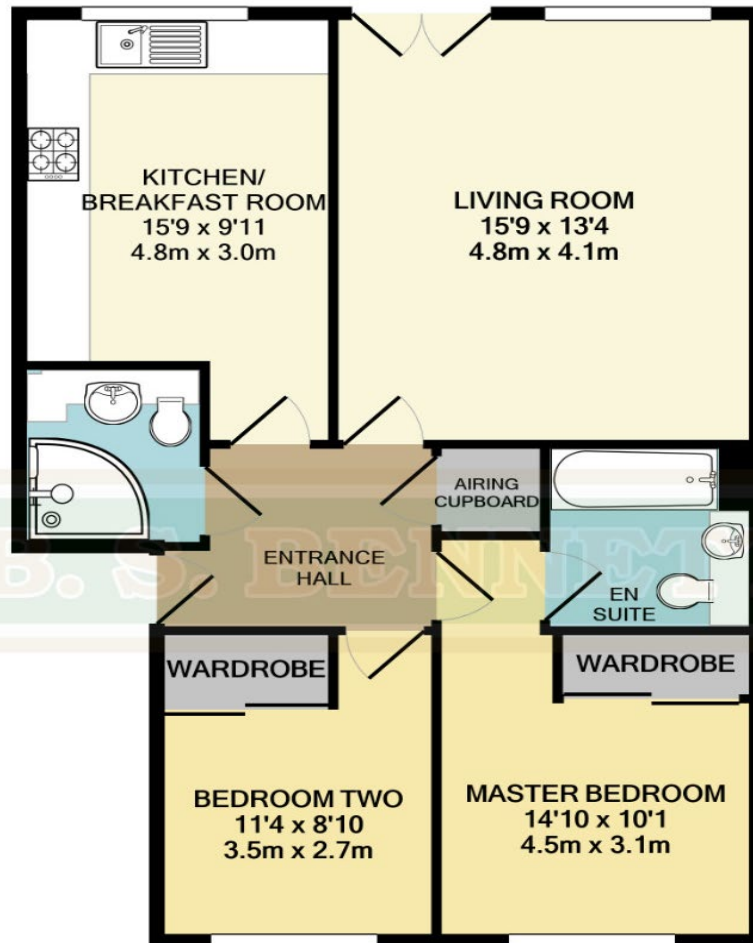
## B.S. Bennett Estate Agents

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[bsbennett.co.uk](http://bsbennett.co.uk)



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TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: 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 seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.