



Wraybury, Berkshire

£315,000 *Leasehold*

B. S. BENNETT

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This delightful, well planned and spacious two bedroom, two bathroom upper ground floor apartment is situated on this sought after residential development with direct access and views of the Mill pond. Well maintained throughout, this property comprises: entrance hall, kitchen, two bedrooms, en suite shower room and separate bathroom. The spacious 6.1m (20ft) pentagon shaped living/dining room has the advantage of French doors that lead out to the communal terrace that offers great outdoor space. There are further waterside grounds, secure allocated underground parking space as well as visitors parking. 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.

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Summary

2 bedrooms • 2 bathrooms • living/dining room • kitchen • 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 11th November 2000.

Lease Term Remaining: 103 years.

Lease end date: 11th November 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 thereafter £400 per annum.

Annual Service Charge - Approximately £2,065.39

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 2023/24: £1,617.67



B.S. Bennett Estate Agents

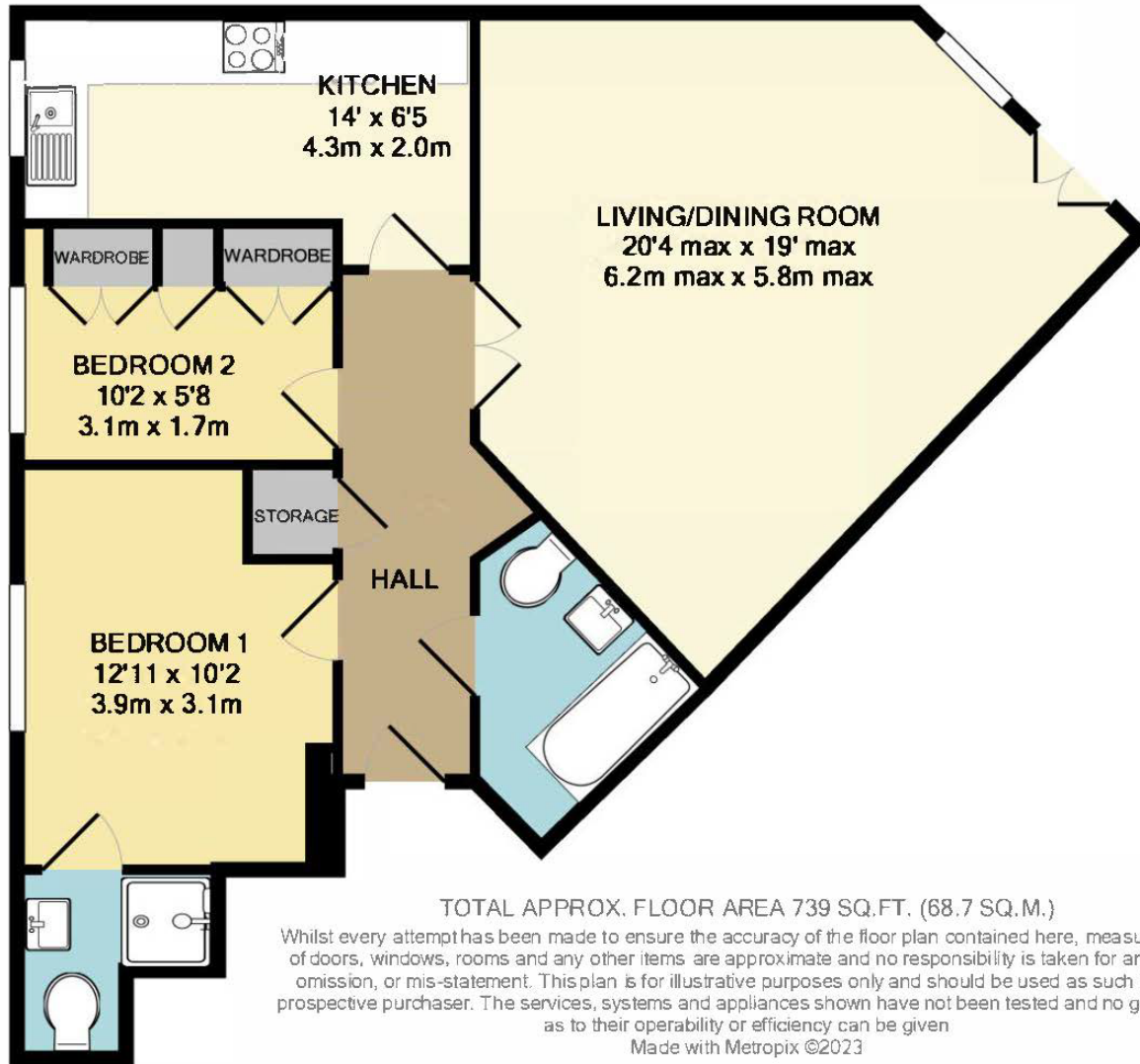
2 Staines Road, Wraysbury, Staines, Middlesex, TW19 5BS

t: 01784 483839 e: post@bsbennett.co.uk

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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.