



Last 3 homes remaining and up to 5% deposit contribution\*

A stylish 2-bedroom apartment on the second floor of Lambourne House, Huntercombe Walk, in the sought-after village of Burnham, near Maidenhead. The property features a bright open-plan living, dining, and kitchen area with dual-aspect windows, modern fitted units, and stainless steel appliances. The main bedroom includes an en-suite, with a second bedroom and separate bathroom. An entrance hall with a storage cupboard adds practicality to this well-designed home.

Huntercombe Walk not only promises a sophisticated living experience but also enjoys an enviable location, surrounded by stunning parkland. With excellent transport links, including proximity to the M4 and the convenience of the Elizabeth Line at Taplow Station, commuting to Windsor, Maidenhead, Slough, London, and beyond becomes effortlessly accessible.

\*T&C's apply. Speak to our sales advisors for more information.

Interested? Please contact our New Homes team to find out more, or to book a viewing.

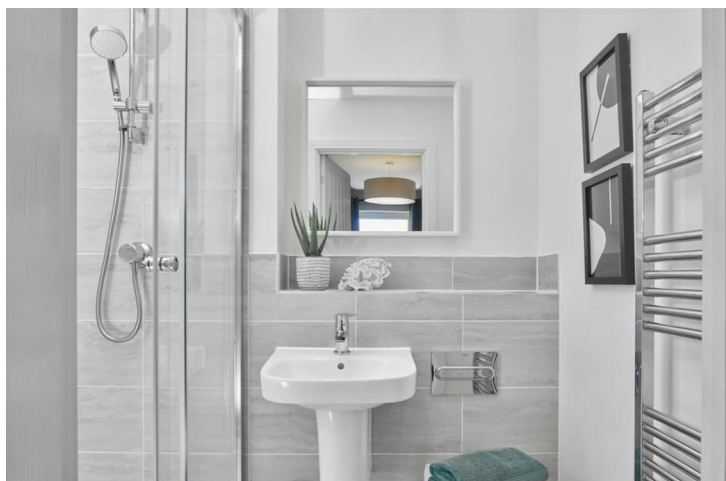
[newhomes@haslams.net](mailto:newhomes@haslams.net)  
0118 960 1010



- 5% deposit paid on selected plots (T&Cs apply)
- 693 sq ft two bedroom apartment
- Modern kitchen with appliances
- Parking
- Circa 2 acre parkland setting
- Close to Taplow Station and Maidenhead town centre







## Additional Information

### Measurements

Kitchen/Living/Dining room: 24'9" x 10'10"

Bedroom 1: 12'10" x 11'0"

Bedroom 2: 11'10" x 8'9"

### Parking:

There is one parking space.

Local Authority: South Buckinghamshire Council

Council Tax Band: C

Leasehold: 999 years reducing by the number of months that have passed between the first legal completion of an apartment on the development and the legal completion of this plot

Service charge: Estimated £1,197 per annum

Ground rent: Peppercorn

EPC Rating: B

The property is located within a block of 28 apartments. There are a further 4 blocks on the development.

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

### Services:

Water: We understand this to be mains supply - To be confirmed by the Developer

Drainage: We understand this to be mains supply - To be confirmed by the Developer

Electricity: We understand this to be mains supply - To be confirmed by the Developer

Heating: To be confirmed by the Developer

Broadband: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: We recommend potential buyers check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

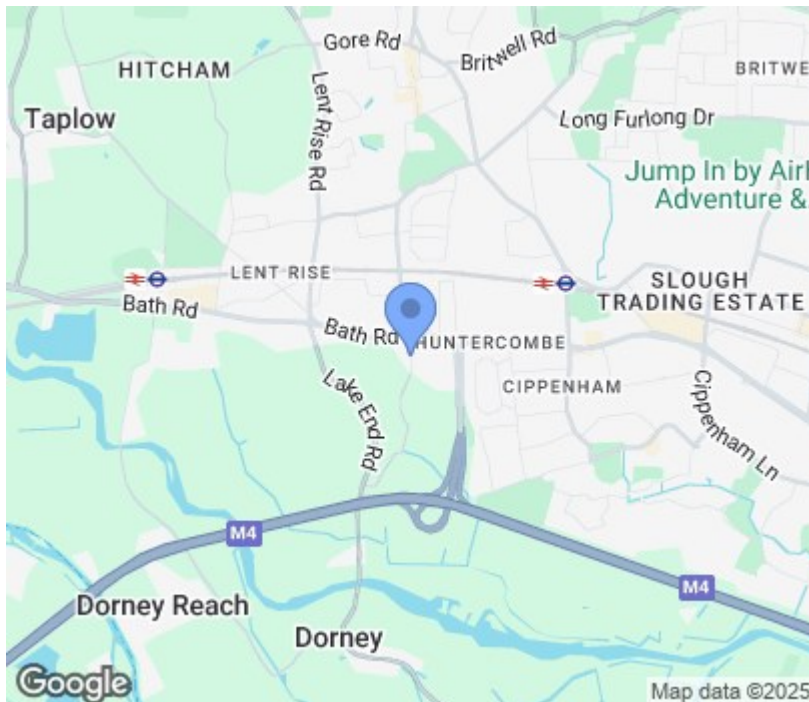
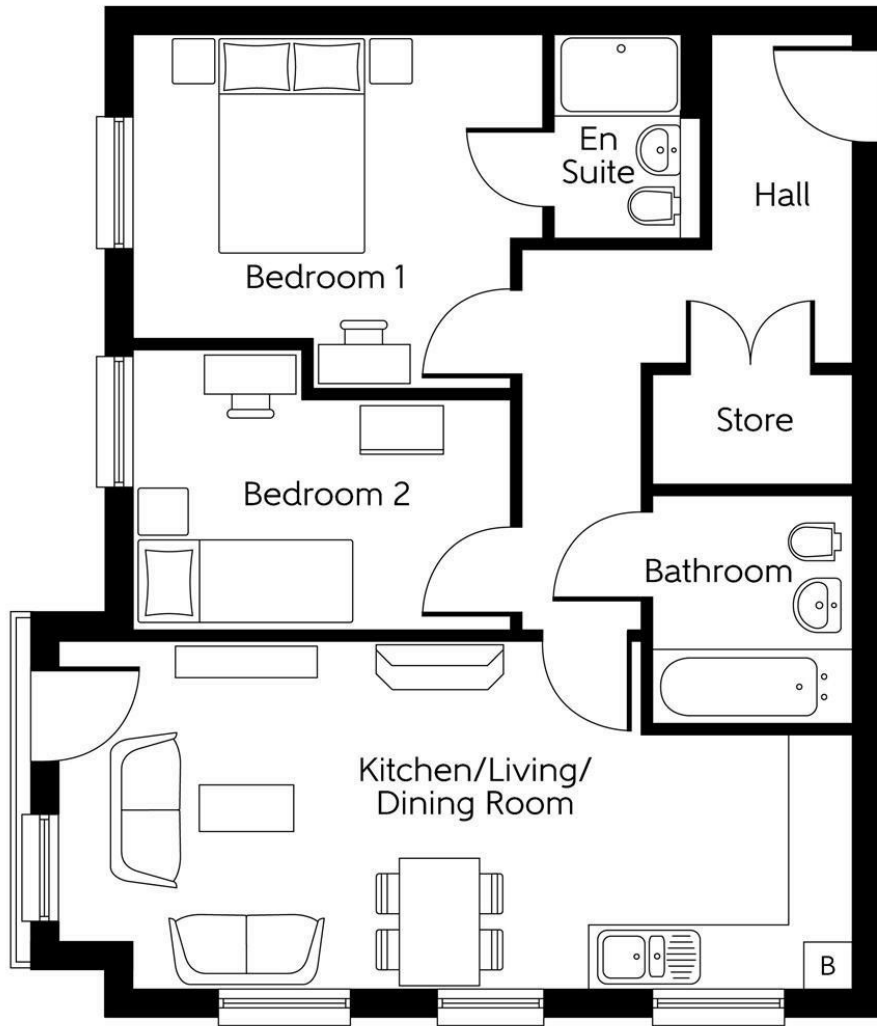
We have not seen a full copy of the lease, and therefore we are not aware of any specific covenants, onerous restrictions, easements, servitudes or wayleaves relating to the property.

The property is located on the second floor.

The photographs are used for illustrative purposes only and depict typical interiors from Bellway Homes. They do not reflect the layout and finishes of this home.



## Floorplan



Please contact our New Homes team to find out more, or to book a viewing.

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