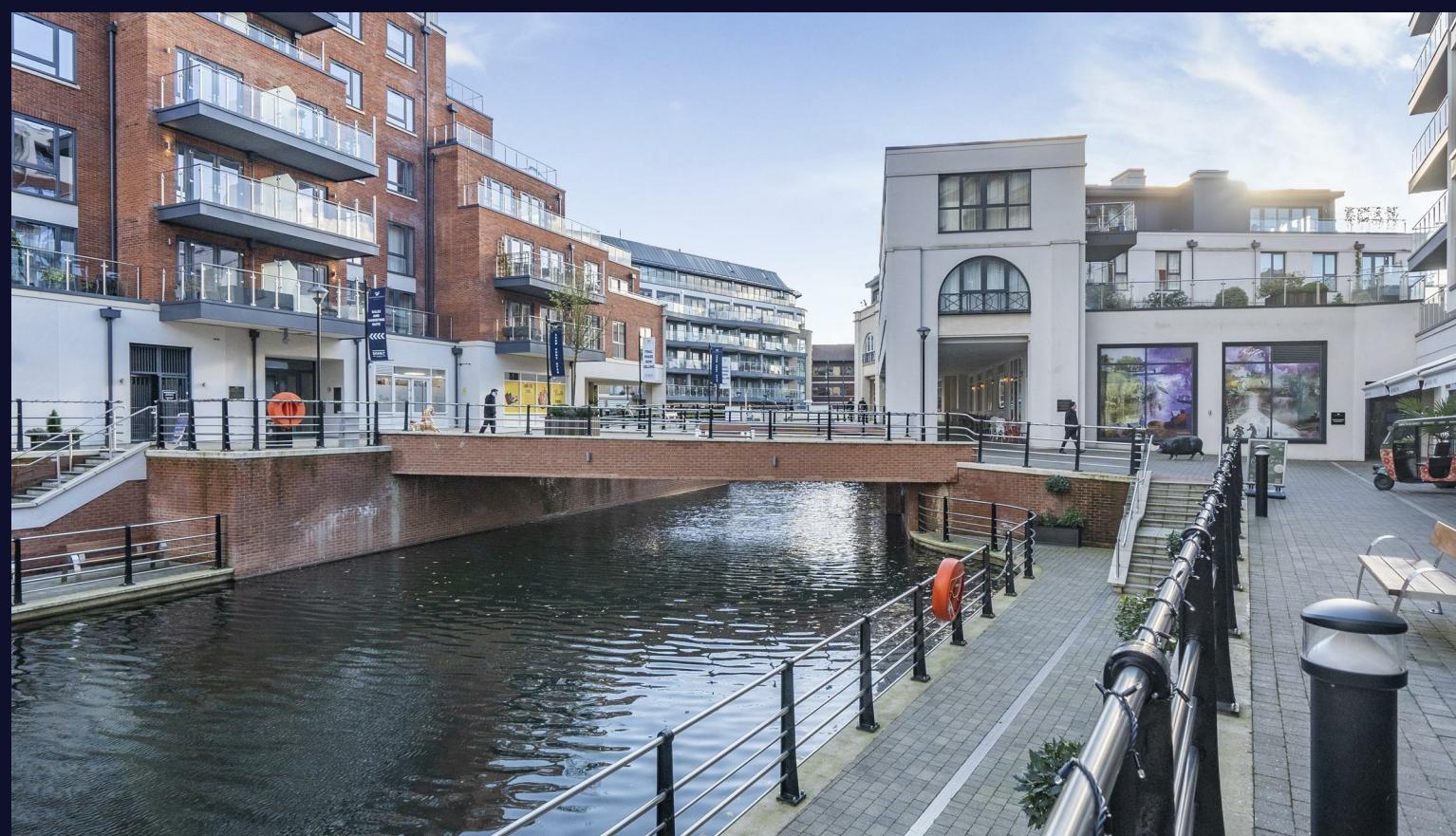


The Colonnade

Maidenhead • • SL6 1DQ
Guide Price: £410,000



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The Colonnade

Maidenhead • • SL6 1DQ

NO CHAIN

An exquisite two-bedroom apartment situated on the second floor within the prestigious Waterside Quarter development.

Newly Built Apartment

Balcony with waterside views

Exquisite condition

Secure underground parking

Town centre location

En-suite to Master

Walking distance to the Elizabeth Line

Underfloor heating

No onward chain

Open plan living

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





The property features a spacious entrance hall with built-in storage, two generously sized double bedrooms with built-in wardrobes, and a master bedroom that benefits from a modern en-suite, and spacious open plan living area with a balcony overlooking Waterside Quarter. The property also benefits from a family separate bathroom is located off the hallway and integrated appliances in the kitchen area. Additional features include underfloor heating, underground gated parking, a lift, and a concierge service.

Located in the heart of Maidenhead, this apartment offers easy access to local amenities and is just a 10-minute walk from Maidenhead Station (Elizabeth Line). Furthermore, there is access to the A4, A404 and M4 motorways.



Schools:

St Luke's CofE Primary School
Riverside Primary School and Nursery
Oldfield Primary School



Train:

Maidenhead Station
Furze Platt Station
Taplow Station



Car:

M4, A40, M25, M40



Council Tax Band:

C

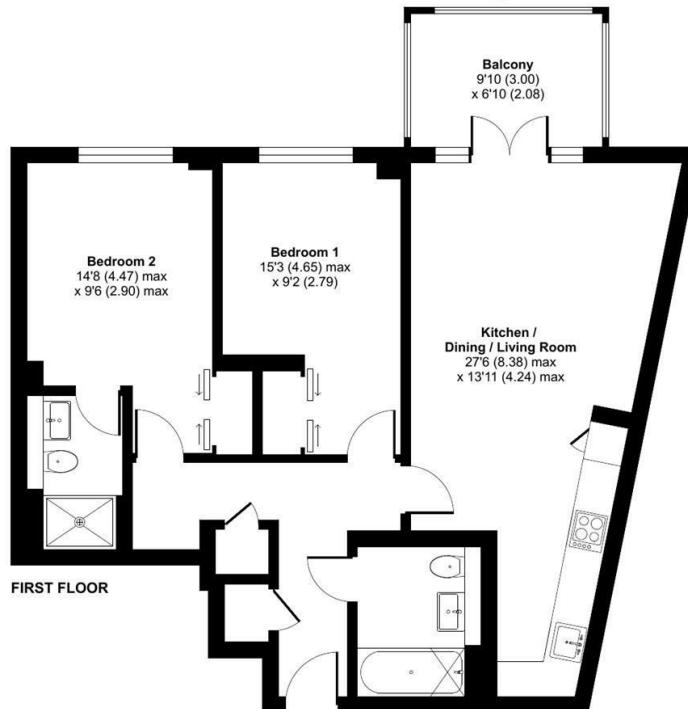
(Distances are straight line measurements from centre of postcode)



The Colonnade, Maidenhead, SL6

Approximate Area = 762 sq ft / 70.7 sq m (excludes balcony)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nicechom 2024. Produced for Coopers. REF: 1217907

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01628 232 550

42 Queen Street, Maidenhead,
SL6 1HZ

maidenhead@coopersresidential.co.uk

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2019: A	84
2018: B	84
2017: C	84
2016: D	84
2015: E	84
2014: F	84
2013: G	84
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.