



JACKSON O'ROURKE

ESTATE AGENTS



**46 Boarlands Close
Cippenham, Berkshire SL1 5DD**

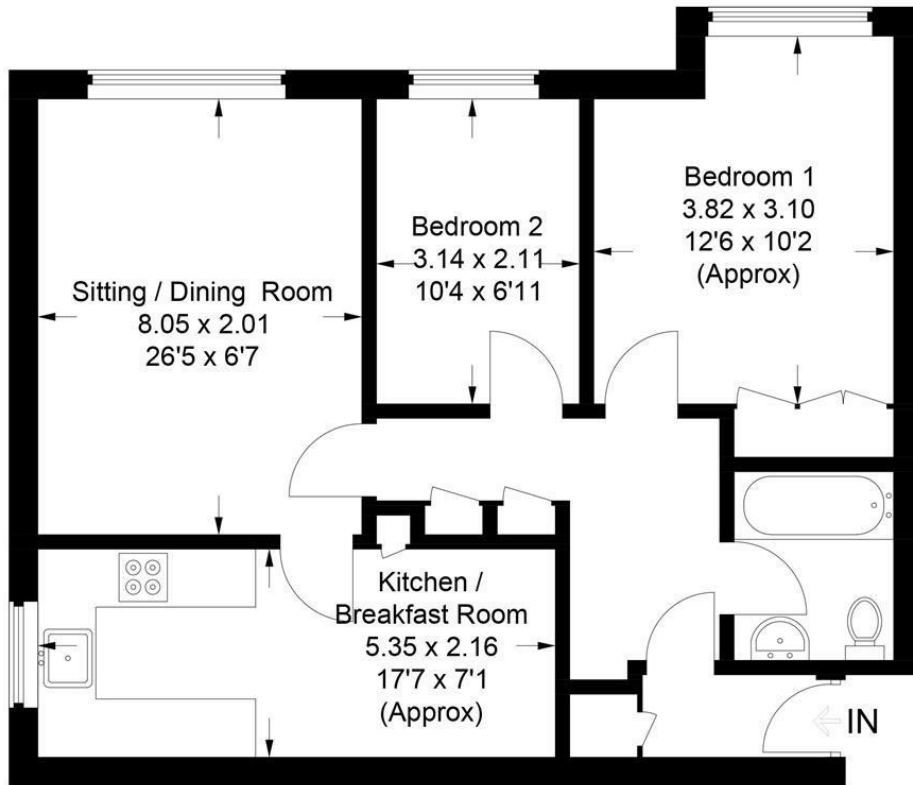
Asking price £259,950

An immaculately presented two bedroom top floor apartment, conveniently located in the heart of Cippenham Village and situated within walking distance of shops, Burnham Station and all Cippenham Schools. The property has been the subject of complete renovation with is credit to its current owner. Features include a large living/dining room, a newly fitted 17'7 modern kitchen with integrated appliances (including dishwasher), two double bedrooms, a newly installed family bathroom suite with bath and shower, new flooring throughout, UPVC double glazing, modern app controlled electric heaters, a garage and spacious and secure communal garden space to enjoy. The property benefits from having a share of the freehold, with a lease of 997 years and very low service charges (approx £106 per month). The property would make a fantastic first time purchase as well as an ideal investment, with a projected rental income of £1500 per calendar month. The property is located within walking distance of Burnham station (Main Paddington Line and Crossrail Station, 20 minutes into London). The property is also situated in the catchment area of outstanding schools - including The Cippenham School, Burnham Grammar, Herschel Grammar and The Westgate School. Three major supermarkets are located within a very short proximity, local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. Highly recommended.

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Approximate Gross Internal Area
60.8 sq m / 654 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		33	81
		EU Directive 2002/91/EC	

Please Note: Jackson O'Rourke Estate Agents have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings etc.

We believed these particulars to be correct however they are not guaranteed by the vendor or ourselves.. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.