



## 17 THE PICTURE HOUSE, BRIDGE AVENUE, MAIDENHEAD, BERKSHIRE, SL6 1AF

PLEASE NOTE: THE PROPERTY IN QUESTION IS NOT VISIBLE FROM THIS PHOTOGRAPH



**17 THE PICTURE HOUSE,  
BRIDGE AVENUE,  
MAIDENHEAD, BERKS SL6 1AF**

**£480,000 SHARE OF FREEHOLD**

Situated in the heart of the Town Centre with its array of cafes, gyms and restaurants, is this delightful and well-presented two bedroom, two bath/shower room (one en-suite) second floor apartment which was completed to a high level of finish and specification in 2016 by Shanly Homes and provides modern contemporary living. The property features a generous open plan living/dining room/kitchen with integrated appliances and direct access onto a balcony, two double bedrooms with the main suite featuring a dressing area and en-suite shower room and an underground gated car parking space. The property is conveniently located within approx. 0.4 miles of the mainline railway station (Paddington/Elizabeth Line).

**\*SECURITY ENTRY PHONE SYSTEM  
\*COMMUNAL ENTRANCE HALL WITH LIFT & STAIRS RISING TO ALL FLOORS \*PRIVATE ENTRANCE HALL \*OPEN PLAN LIVING/DINING ROOM/KITCHEN WITH ACCESS TO BALCONY  
\*MAIN BEDROOM WITH DRESSING AREA & EN-SUITE SHOWER ROOM \*GUEST BEDROOM \*FAMILY BATHROOM  
\*UNDERFLOOR HEATING \*GATED UNDERGROUND PARKING SPACE \*THE RESIDENTS ARE IN THE PROCESS OF ACQUIRING THE FREEHOLD & THE PROPERTY WILL BE SOLD WITH THE BENEFIT OF A SHARE OF FREEHOLD \*EPC RATING B \*COUNCIL TAX BAND C**







Service charge: £3,800 per annum  
Lease: TBC

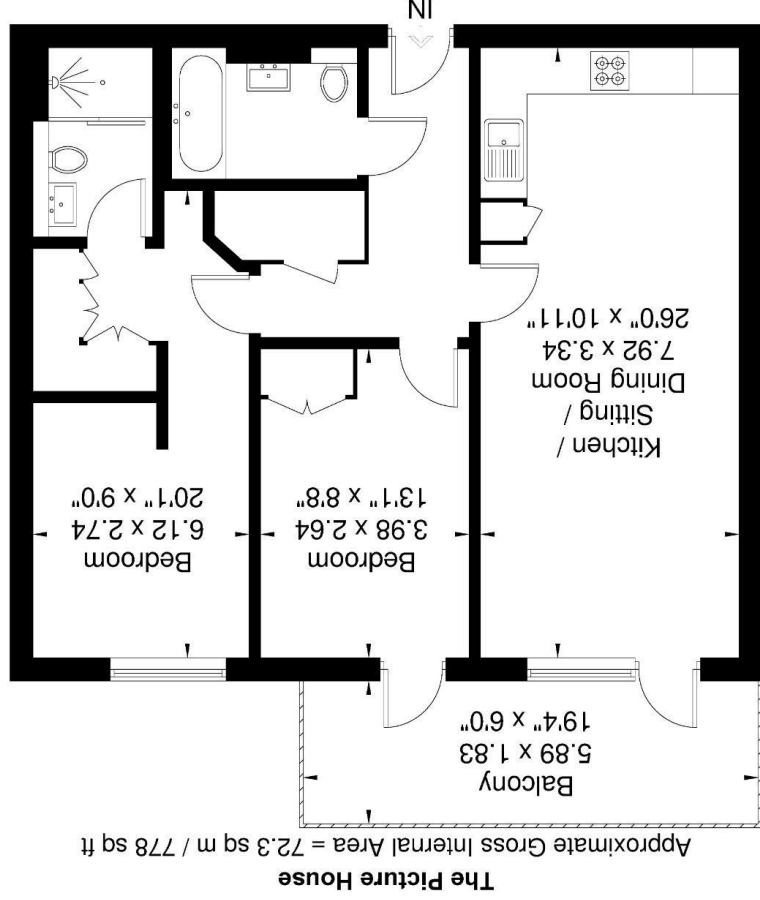


Illustration for identification purposes only,  
measurements are approximate, not to scale.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

39 High Street, Maidenhead, Berkshire SL6 1JF  
Tel: 01628 674234 Fax: 01628 785432  
Email: [property@braxtons.co.uk](mailto:property@braxtons.co.uk)  
**braxtons.co.uk**

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