



PROMINENCE
ESTATES



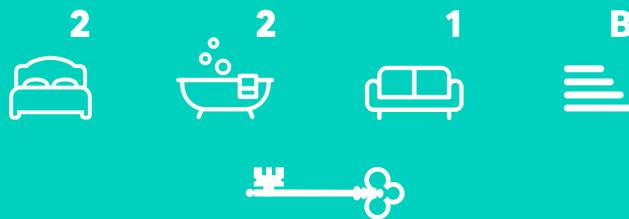
RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

THE COLONNADE,
MAIDENHEAD, SL6 1DL

**ASKING PRICE
£550,000**

THE COLONNADE



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Positioned in the heart of Maidenhead's vibrant Waterside Quarter, this exceptional two bedroom, two bathroom penthouse apartment combines elegant contemporary design with the tranquillity of waterside living. Built in 2021 by the award-winning Shanly Homes, The Colonnade is one of the area's most prestigious developments. It offers a prime lifestyle location with restaurants, cafés and leisure amenities just steps away.

The apartment enjoys an enviable location within the development, with far-reaching views across Maidenhead and the peaceful Strand Water canal. The Colonnade features striking modern architecture, a distinctive colonnaded walkway along the canal, secure underground parking, lift access to all floors and a welcoming concierge service.

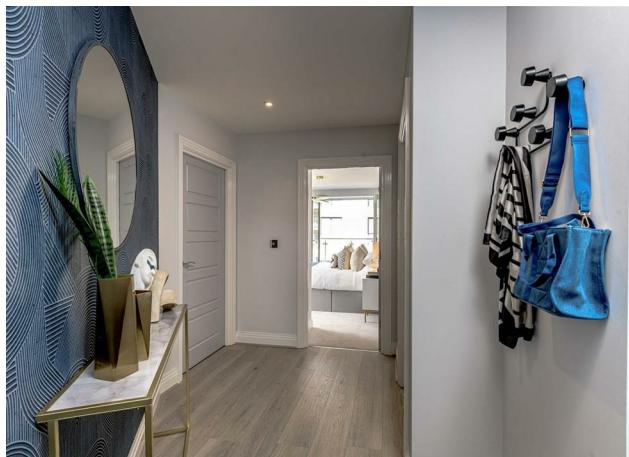
Inside, the property is immaculately presented. The spacious open-plan living and dining area benefits from excellent natural light through full-height sliding glass doors. These lead directly onto a large private terrace that wraps around three sides of the apartment. This outdoor space is ideal for entertaining or enjoying a quiet moment above the town. The integrated kitchen is sleek and well designed, and the living space features engineered wood flooring and a calm, contemporary colour scheme throughout.

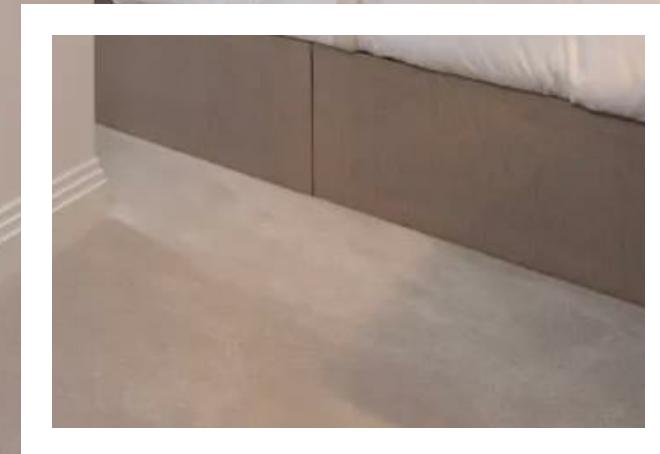
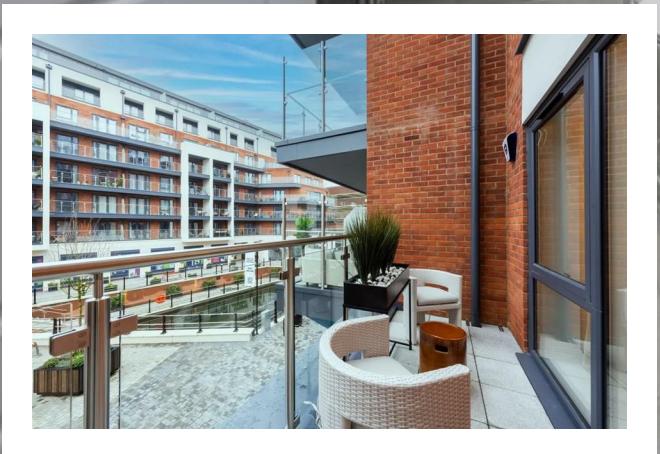
The principal bedroom includes fitted wardrobes and a stylish en suite shower room. The second double bedroom also features built-in storage and is served by a modern family bathroom. The central hallway includes two generous storage cupboards, adding to the practicality of the home.

One of the apartment's standout features is the expansive wraparound terrace, which offers panoramic views over the town and canal. There is plenty of room for outdoor dining and seating, along with a section of astroturf that provides a low-maintenance green space. Residents also have access to a communal garden on the first floor, which is also laid to astroturf and offers an additional place to relax or socialise.

Waterside Quarter is located beside the regenerated Strand Water, a picturesque offshoot of the River Thames. This part of Maidenhead has become a lifestyle destination, offering a wide choice of dining, coffee shops, gyms and leisure facilities including the ODEON Luxe Cinema and David Lloyd Health Club. Maidenhead railway station, served by the Elizabeth Line, is just half a mile away and provides fast connections into central London. The nearby M4 and M25 motorways offer easy access to Heathrow Airport and the wider motorway network.

This beautifully presented two bedroom, two bathroom apartment is a rare opportunity to secure a stylish and spacious home in one of Maidenhead's most desirable town centre locations.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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