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PRICE: £235,000 LEASEHOLD

FLAT 4, 22 CRAUFURD RISE, MAIDENHEAD, BERKSHIRE SL6 7LS

Located within walking distance of Maidenhead town centre and railway station (Paddington/future Crossrail network). A spacious and well-appointed one bedroom first floor flat featuring a double bedroom, large living/dining room, bathroom with shower over bath, modern fitted kitchen and allocated parking. NO ONWARD CHAIN.

***COMMUNAL ENTRANCE HALL *PRIVATE ENTRANCE HALL *LARGE LIVING/DINING ROOM
*MODERN FITTED KITCHEN *DOUBLE BEDROOM *BATHROOM *ALLOCATED PARKING
*CLOSE TO TOWN & STATION *LONG LEASE *NO ONWARD CHAIN *IDEAL INVESTMENT
OR FIRST TIME PURCHASE *EPC RATING E**



DIRECTIONS

From Maidenhead town centre, proceed north along the A308 Craufurd Rise, over the pedestrian crossing and after passing the McCarthy & Stone development, take the next turning right into Norfolk Road. Continue for a short distance and take the third turning on the right where after a short distance the allocated parking for the property will be found.

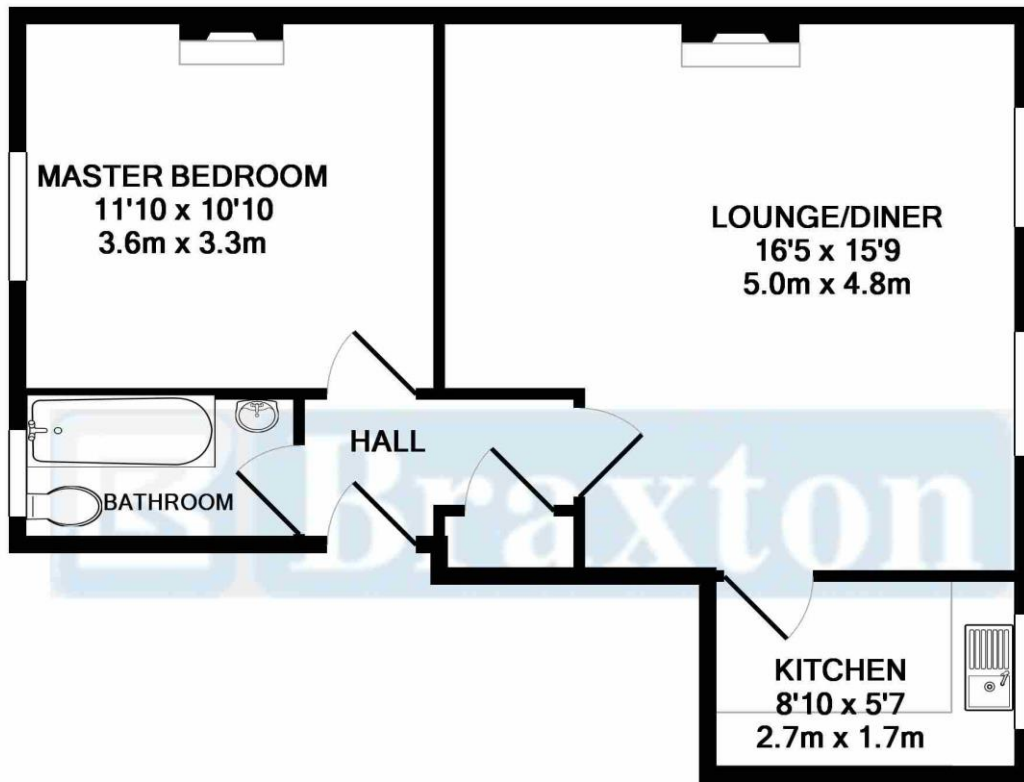
ACCOMMODATION





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.

TA3515



TOTAL APPROX. FLOOR AREA 480 SQ.FT. (44.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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