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PRICE: £359,950 LEASEHOLD

**3 GRANGEWOOD PLACE, 55 COOKHAM ROAD, MAIDENHEAD
BERKSHIRE SL6 7EW**

Situated within walking distance of Maidenhead town centre and railway station (Crossrail 2022), a spacious and well-appointed two double bedroom ground floor apartment of approx. 694 sq ft forming part of this exclusive development of just fourteen apartments, completed in 2014 by award-winning Shanly Homes. The property features a large open plan living/dining room/kitchen with integrated appliances and access to a private terrace, high quality sanitary ware, allocated parking and visitor parking. **NO ONWARD CHAIN.**

*** COMMUNAL ENTRANCE HALL * ENTRANCE HALL * OPEN PLAN LIVING/DINING ROOM/KITCHEN WITH INTEGRATED APPLIANCES & DOUBLE-OPENING DOORS TO PRIVATE TERRACE * MASTER BEDROOM WITH BUILT-IN WARDROBES & EN-SUITE SHOWER ROOM * SECOND DOUBLE BEDROOM WITH BUILT-IN WARDROBES * FAMILY BATHROOM * GAS CENTRAL HEATING * ALLOCATED PARKING * COMMUNAL GROUNDS * EPC RATING B**

99 year lease from January 2014, ground rent £500 per annum, annual service charge of approx. £1,526 per annum



DIRECTIONS

From Maidenhead proceed north along the Cookham Road (B4447) and on passing Ray Mill Road West on the right, continue for a short distance and the entrance to Grangewood Place will be found on the left.

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.

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