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## GUIDE PRICE: £265,000 LEASEHOLD

### APARTMENT 25 ALDER HOUSE, WALLINGFORD WAY, MAIDENHEAD BERKSHIRE SL6 1AH

Offered to the market with **NO ONWARD CHAIN**. A modern top floor one bedroom apartment situated in this sought-after development only a short walk to the town centre and Maidenhead station (Paddington/Elizabeth Line). This spacious property features a large double bedroom with fitted wardrobes, modern bathroom suite, allocated parking and a generous open plan living/dining/kitchen area leading onto a private balcony with space for a table and chairs. An ideal first time buy or investment purchase. The property further benefits from a long lease term of over 990 years.

- ONE DOUBLE BEDROOM MODERN APARTMENT
- GENEROUS OPEN PLAN LIVING AREA
- BALCONY WITH SPACE FOR TABLE & CHAIRS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM SUITE WITH SHOWER OVER BATH
- SHORT WALK TO TOWN & STATION
- GREAT FIRST TIME BUY OR INVESTMENT PURCHASE
- NO ONWARD CHAIN
- LONG LEASE REMAINING
- EPC RATING B

**DIRECTIONS for SAT NAV: SL6 1AH**

**Council Tax Band C – currently £1302.49 per annum**

**Lease - Over 990 years remaining**

**Ground rent: £250 per annum**

**Maintenance: £997.90 pa**

## **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.

TA3925

Approximate Area = 515 sq ft / 47.8 sq m

For identification only - Not to scale

