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GUIDE PRICE: £310,000 FREEHOLD

11 SPUR HOUSE, THE CRESCENT, MAIDENHEAD, BERKSHIRE SL6 6FL

A beautifully presented penthouse apartment located just a short walk from the town centre & mainline railway station (Elizabeth Line). The property features two double bedrooms, two bath/shower rooms (one en-suite), open plan kitchen/living/dining room with access to a balcony and an allocated gated parking space. NO ONWARD CHAIN.

***TWO DOUBLE BEDROOMS *TWO BATH/SHOWER ROOMS *OPEN PLAN LIVING/DINING ROOM/KITCHEN *BALCONY *GATED ALLOCATED PARKING *CLOSE TO TOWN & STATION *CLOSE TO KIIDWELLS PARK *GREAT FIRST TIME BUY OR INVESTMENT PURCHASE *NO CHAIN *EPC RATING C *COUNCIL TAX BAND D**

Lease: 132 years remaining
Service charge: £1805.21 per annum
Ground rent: £150.00 per annum

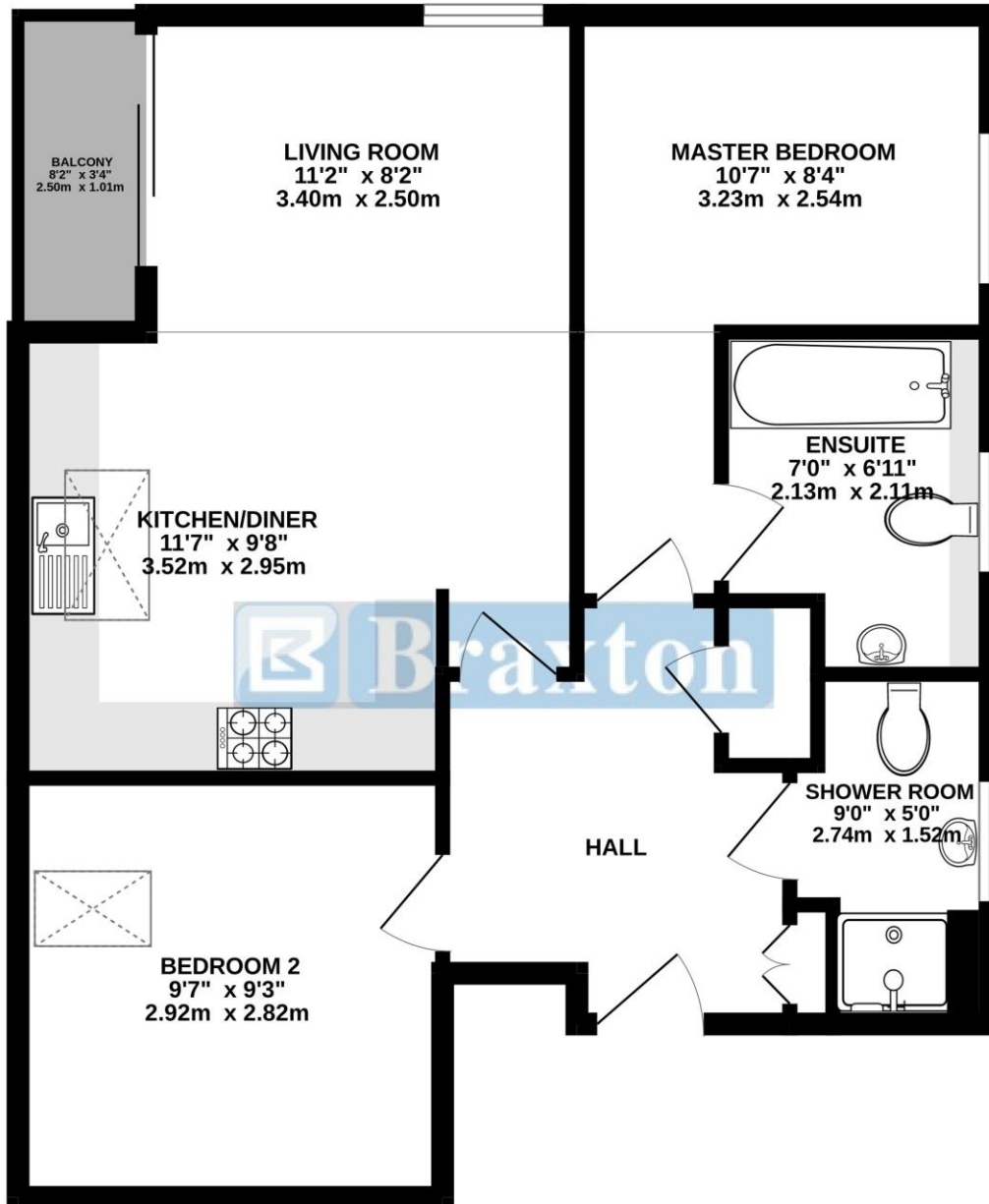
ACCOMMODATION





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.

TOP FLOOR



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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