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## GUIDE PRICE: £300,000 SHARE OF FREEHOLD

### 14 WINBURY COURT, WEST ROAD, MAIDENHEAD, BERKSHIRE, SL6 1PP

Offered to the market with NO ONWARD CHAIN. A spacious two bedroom ground floor apartment within a sought-after development just a short walk from Maidenhead town centre and Elizabeth Line train station. The property features a generous living room, modern fitted kitchen, bathroom, gated residents parking, single garage, and a Share Of Freehold. An ideal first time buy or investment purchase.

- 2 DOUBLE BEDROOMS • GROUND FLOOR APARTMENT • SHORT WALK TO STATION • SHORT WALK TO TOWN CENTRE
- GAS CENTRAL HEATING • GARAGE IN NEARBY BLOCK • GENEROUS LIVING ROOM • MODERN FITTED KITCHEN
- GATED RESIDENTS PARKING • SHARE OF FREEHOLD

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**LEASE: 947 YEARS REMAINING**

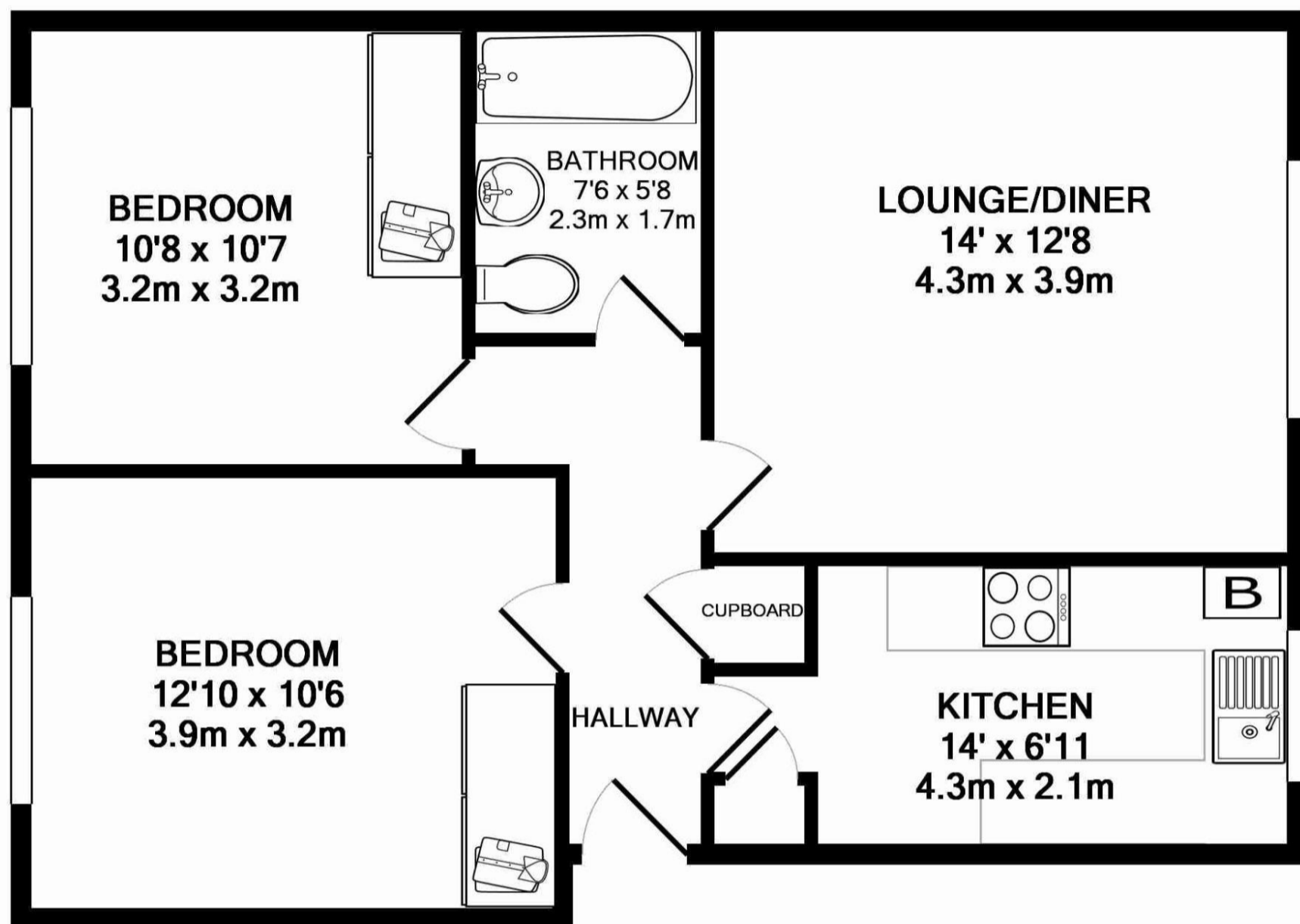
**SERVICE CHARGE: £1582.00 PER ANNUM**

## **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.



**TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 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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