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## GUIDE PRICE £235,000 LEASEHOLD

### 17 SALISBURY COURT, LUDLOW ROAD, MAIDENHEAD, BERKS, SL6 2RS

Conveniently located within walking distance of the town centre and within approx. 0.3 miles of the mainline railway station (Paddington/Elizabeth Line). A superbly presented one bedroom second floor apartment forming part of this modern gated development. The property features a double aspect living/dining room with French doors leading to a balcony, a modern kitchen and bathroom suite and a generous double bedroom.

- GATED DEVELOPMENT • COMMUNAL ENTRANCE WITH STAIRS RISING TO THE SECOND FLOOR • PRIVATE ENTRANCE HALL • LIVING/DINING ROOM WITH BALCONY • MODERN KITCHEN • DOUBLE BEDROOM • BATHROOM • ELECTRIC HEATING • RESIDENT & VISITOR PARKING • 0.3 MILES TO MAINLINE RAILWAY STATION/ELIZABETH LINE • EPC RATING C • COUNCIL TAX BAND C







**LEASE: 90 YEARS REMAINING**

**SERVICE CHARGE: £1698.00 PER ANNUM**

**GROUND RENT: £200.00 PER ANNUM**

## **ACCOMMODATION**



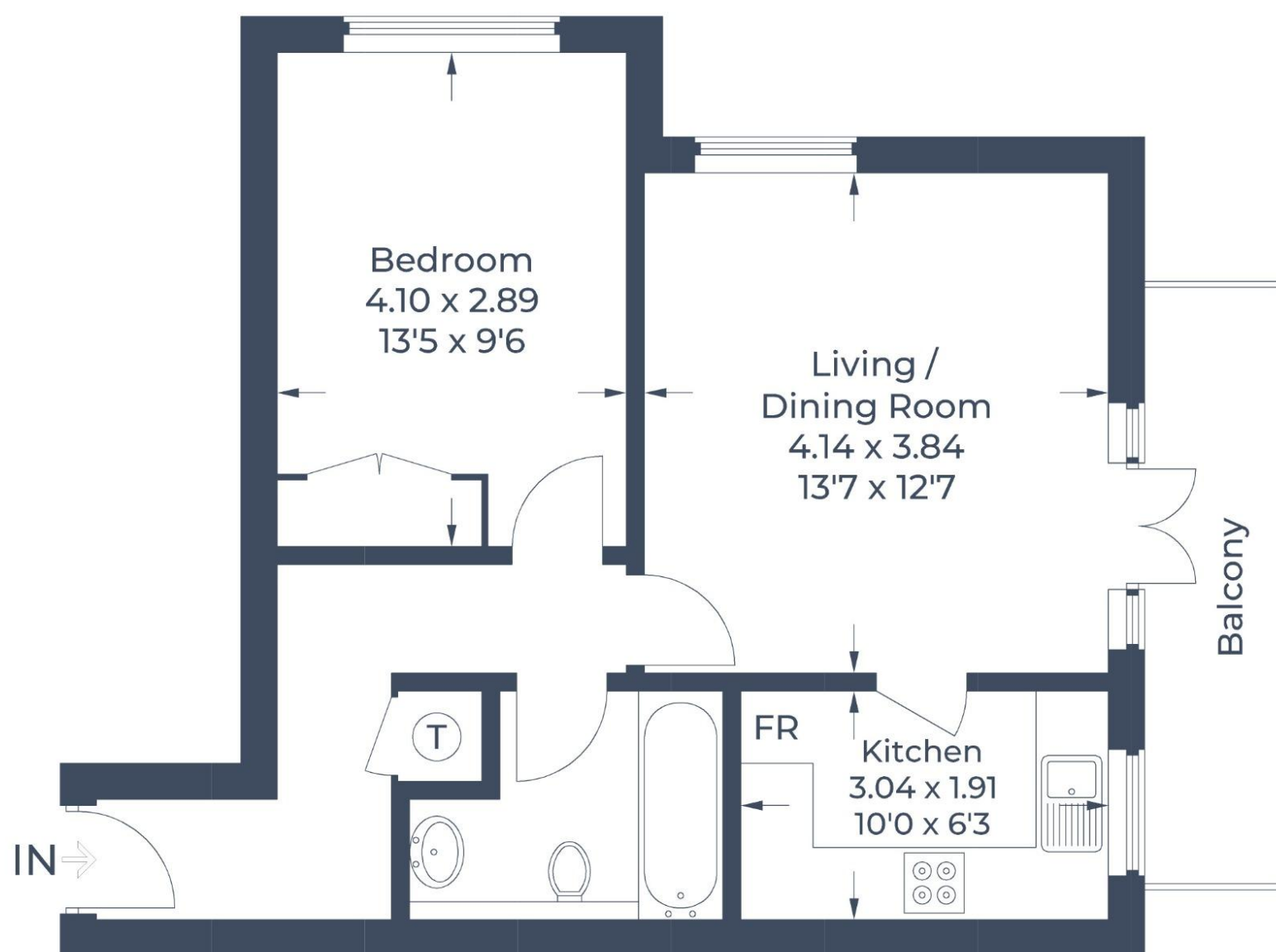




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. 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.



Approximate Gross Internal Area = 47.5 sq m / 511 sq ft



## Second Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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