Braxton

GUIDE PRICE £219,950 LEASEHOLD

1 MAIDEN HOUSE, VANWALL ROAD, MAIDENHEAD, BERKSHIRE, SL6 4FW

An opportunity to acquire this delightful larger than average one bedroom ground floor apartment of approx. 590 sq/ft of living space, featuring a modern contemporary white gloss kitchen with integrated appliances, stonework tops and a stylish shower room. The property is conveniently located for the town centre, within approx. one mile of the mainline railway station (Paddington/Elizabeth Line) and features a long lease of 996 years remaining and an allocated parking space. The property is offered for sale with NO CHAIN.

• SECURITY ENTRYPHONE SYSTEM • COMMUNAL ENTRANCE HALL • PRIVATE ENTRANCE HALL • KITCHEN/LIVING ROOM • BEDROOM • SHOWER ROOM • ELECTRIC HEATING • ALLOCATED PARKING SPACE • LONG LEASE OF 996 YEARS REMAINING • ZERO GROUND RENT • MAINTENANCE CHARGE £2,131.75 PER ANNUM • EPC RATING D • COUNCIL TAX BAND C

LEASE: 996 YEARS REMAINING

SERVICE CHARGE: £2131.75 PER ANNUM

GROUND RENT: £0.00 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 = 55.1 sq m / 593 sq ft

Bedroom
4.86 x 3.49
15'11 x 11'5

Living Room /
Kitchen
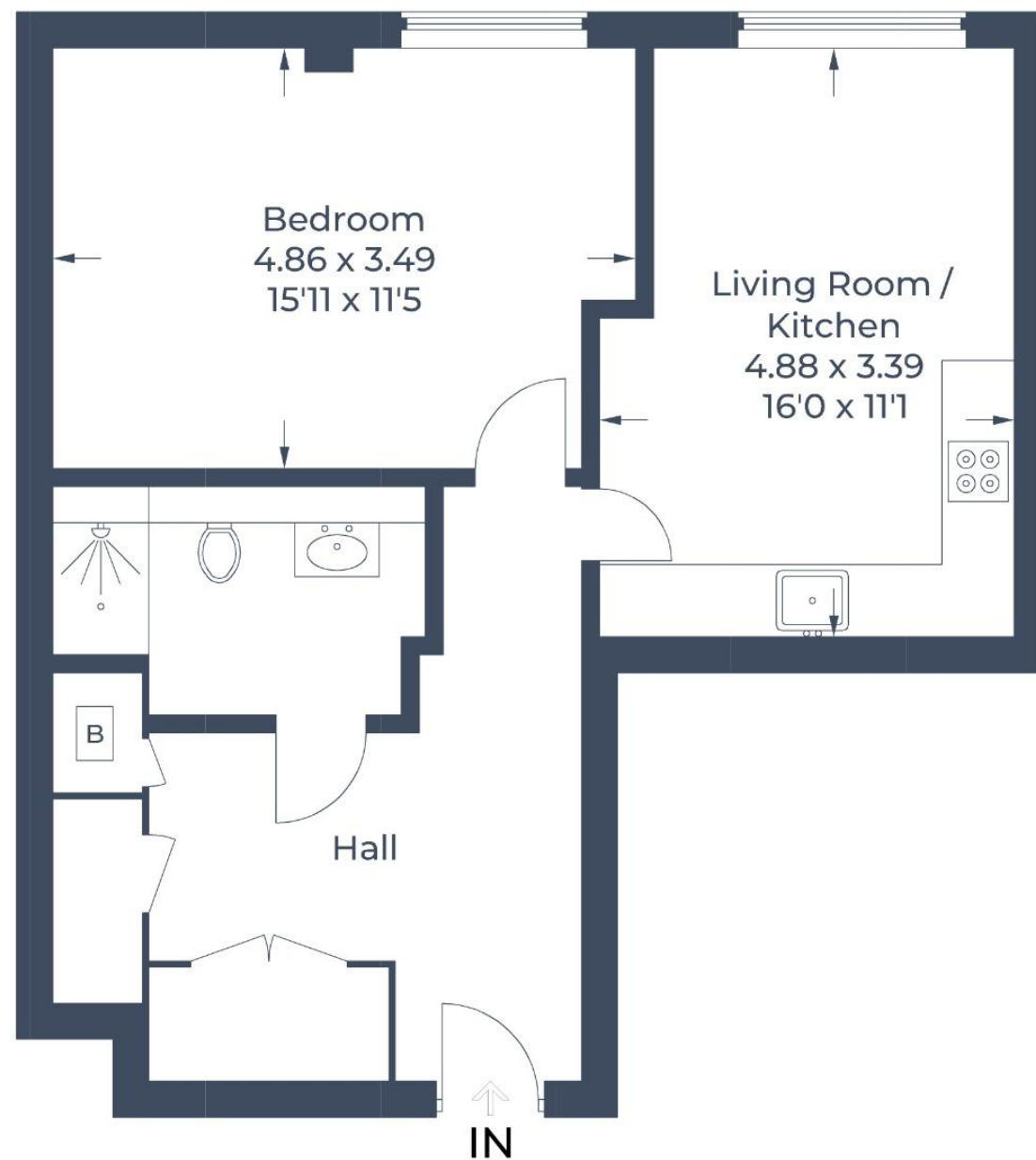4.88 x 3.39
16'0 x 11'1

B

Hall

IN

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