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GUIDE PRICE £279,950 LEASEHOLD

8 CHURCH VIEWS, COOKHAM ROAD, MAIDENHEAD, BERKSHIRE, SL6 7EH

An opportunity to acquire this delightful and well-presented two double bedroom first floor apartment, conveniently located within walking distance of the town centre and within approx. 0.6 miles of the mainline railway station (Paddington/Elizabeth Line). The property features a generous living/dining room, separate kitchen and two good size bedrooms and a modern bathroom. The property would make an ideal first-time purchase or buy to let investment in this most convenient location.

- DELIGHTFUL FIRST FLOOR APARTMENT • SECURITY ENTRYPHONE SYSTEM • COMMUNAL ENTRANCE HALL WITH STAIRS RISING TO FIRST FLOOR • PRIVATE ENTRANCE HALL • LIVING/DINING ROOM/KITCHEN LEADING TO JULIETTE BALCONY • KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM • RESIDENT PARKING • GARAGE IN BLOCK • NO CHAIN • EPC RATING C • COUNCIL TAX BAND C





LEASE: 106 YEARS REMAINING

SERVICE CHARGE: £1628.40 PER ANNUM

GROUND RENT: £150.00 PER ANNUM

ACCOMMODATION





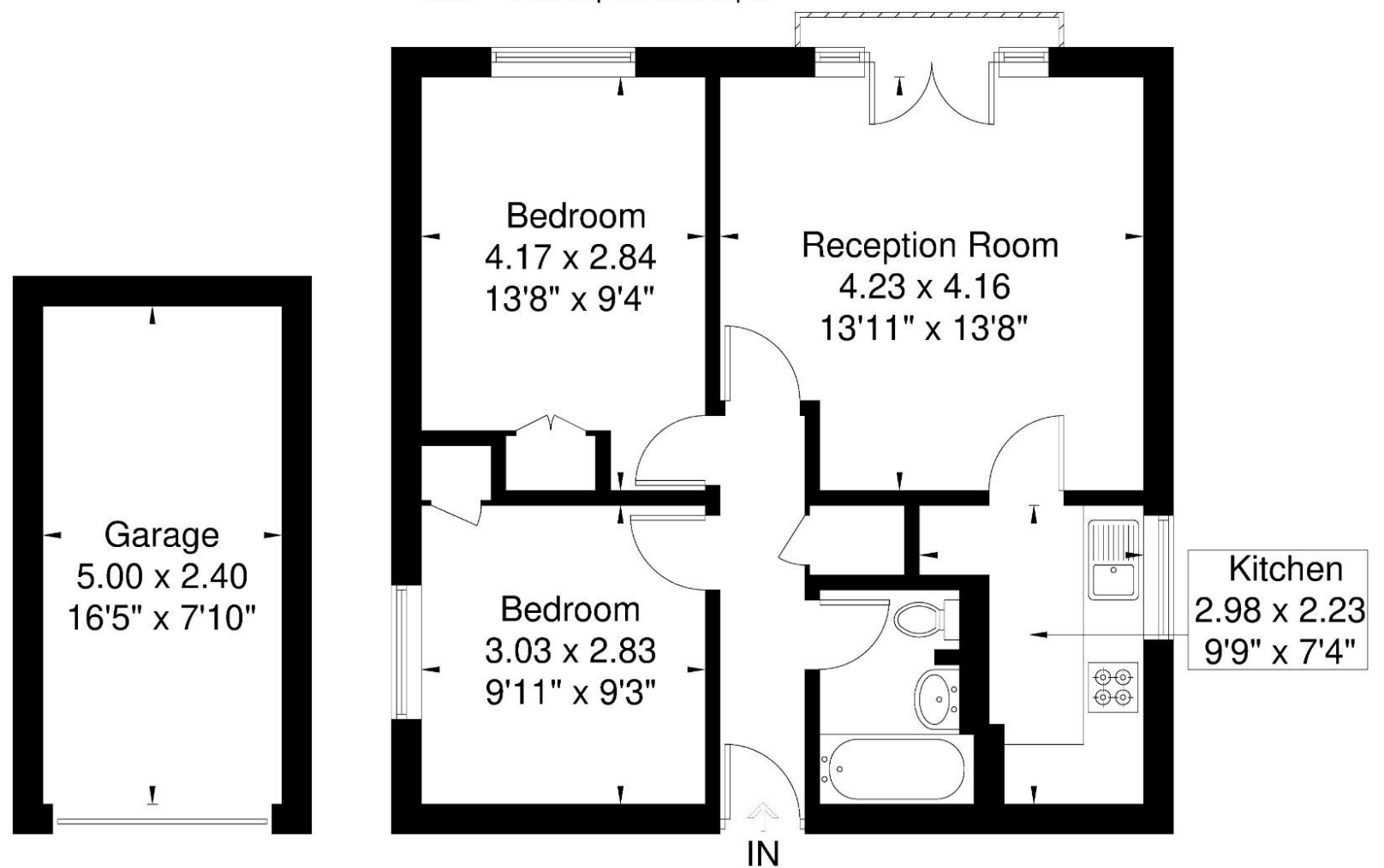
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances.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

Cookham Road

Approximate Gross Internal Area = 52.9 sq m / 569 sq ft

Garage = 12 sq m / 129 sq ft

Total = 64.9 sq m / 698 sq ft



(Not Shown In Actual
Location / Orientation)

First Floor

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



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