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GUIDE PRICE £259,950 LEASEHOLD

26 SHAFTESBURY COURT, LUDLOW ROAD, MAIDENHEAD, BERKSHIRE, SL6 2RS

Conveniently located for the town centre and within approx. 0.3 miles of the Mainline Railway Station (Paddington/Elizabeth Line) is this delightful two-bedroom first floor apartment occupying a gated development. The property features a living room with double doors opening to a Juliette balcony, a kitchen/breakfast room, two good size bedrooms, a refitted bathroom suite and is offered for sale with NO CHAIN.

- SECURITY ENTRY PHONE • COMMUNAL ENTRANCE WITH STAIRS RISING TO THE FIRST FLOOR • PRIVATE ENTRANCE HALL • LIVING ROOM • KITCHEN/BREAKFAST ROOM • TWO BEDROOMS • RE-FITTED BATHROOM
- GATED DEVELOPMENT WITH RESIDENT PARKING • CONVENIENT FOR TOWN AND STATION • NO CHAIN

EPC RATING C

COUNCIL TAX BAND D





LEASE: 90 YEARS REMAINING

SERVICE CHARGE: £1680.00 ANNUM

GROUND RENT: £200 PER ANNUM

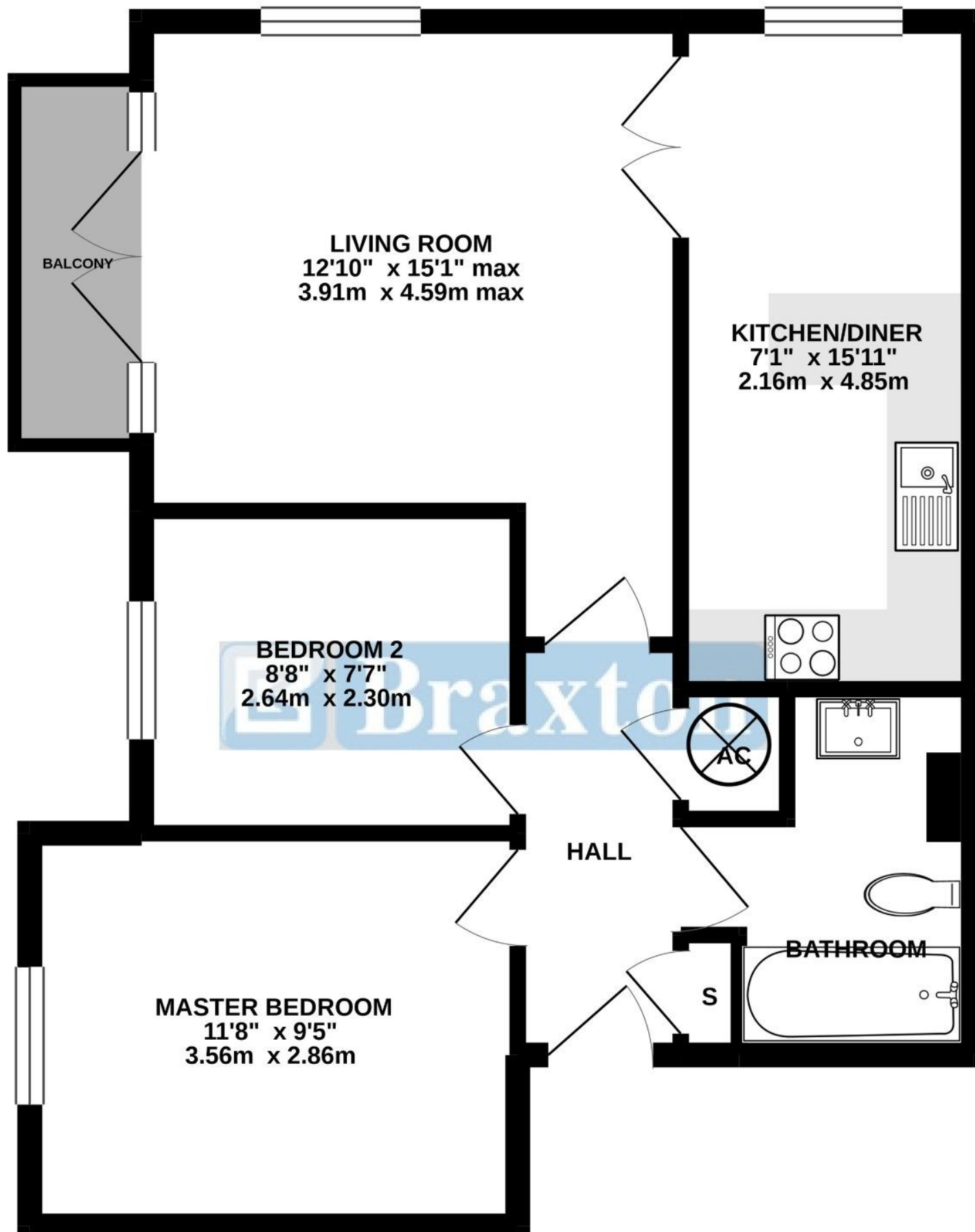
ACCOMMODATION





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.

FIRST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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