



## 4 Meadow House 1 Kingston Close

, Maidenhead, SL6 1BN

£340,000



Lambourne Carmody are pleased to be offering this well presented 2 double bedroom ground floor flat, located on a popular modern development at the edge of the town center and offered with NO ONWARD CHAIN. This spacious living accommodation is benefited by UPVC double glazing, gas central heating, video security entry system and modern kitchen/bathrooms. There is 1 allocated parking space although the location of the flat is convenient to walk to local shops, town center and 'ELIZABETH LINE' train station.

The property is an ideal purchase for first time/investment buyer.



### Entrance Hall

Video entry system, double mirrored fronted storage cupboard, laminated wood effect flooring, cupboard housing combination boiler and plumbing for washing machine. Paneled radiator and doors to both bedrooms, family bathroom and lounge.

### Lounge with open plan kitchen 26'5" x 11'2" (8.07 x 3.42)

Rear aspect double glazed window, laminated flooring, two paneled radiators and door to patio area.

### Kitchen open plan

Eye and base level units with square edged work surfaces, 1 1/2 stainless steel sink unit, electric oven and hob, integrated dish washer and fridge freezer.

### Bathroom

Panel bath with thermostatic shower and screen and tile surround, sink unit with mirror, concealed WC and heated towel rail.

### Bedroom 1 15'10" x 9'4" (4.85 x 2.85)

Rear aspect double glazed window, paneled radiator, laminate flooring, door to En-suite.

### En-suite

Double shower cubicle, low level WC, hand wash basin and heated towel rail.

### Bedroom 2 15'10" x 8'2" (4.85 x 2.50)

Rear aspect double glazed window, paneled radiator and laminate flooring.

### Parking

1 Allocated parking space.

### Garden

Private patio area with Communal Garden spaces within the development and seating areas.

### Tenure

Lease 996 years remaining

Ground Rent £162.00 per annum

Service Charge including Buildings Insurance £1,500.00 per annum

### Additional Information Supplied by Vendor

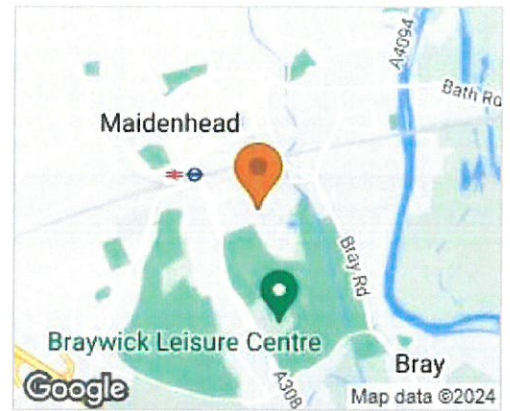
Council Tax Band C

Gas and Electric supplied currently by EON

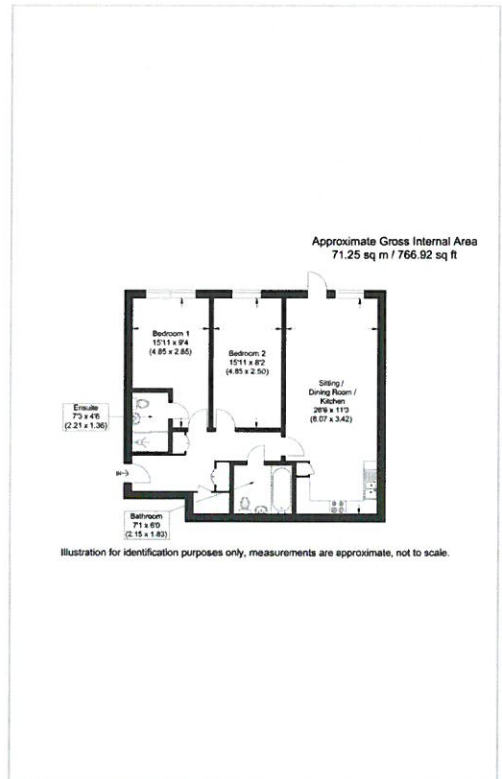
Water supplied by South East Utilities

Internet currently supplied by BT however Virgin Media has been wired into the flat, but not connected.

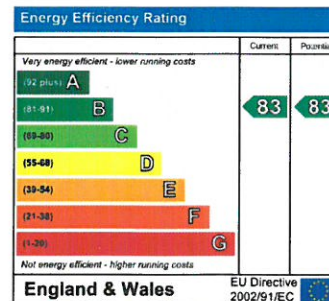
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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