

44 Spurland House

£319,950

Cornwall Gardens, Burnham, SL6 0PQ



Located in a circa 2 acre parkland setting, is this stylish 2 bedroom apartment situated on the third floor of Huntercombe Walk, a coveted residential complex nestled in the charming village of Burnham, just east of Maidenhead in Berkshire. Upon entering, you are greeted by an entrance hall complete with a convenient storage cupboard, ensuring a clutter-free living space. The heart of this contemporary home lies in its open-plan living, dining, and kitchen area. The kitchen is fitted with modern and stylish units and is equipped with stainless steel appliances, catering to both functionality and aesthetics. A delightful Juliet balcony at the end of the living room adds a touch of elegance, providing extra light and a perfect spot to enjoy the scenic surroundings. The apartment further comprises an en-suite to the main bedroom, and an additional bedroom along with a separate bathroom. Huntercombe Walk not only promises a sophisticated living experience but also enjoys an enviable location, surrounded by stunning parkland. With excellent transport links, including proximity to the M4 and the convenience of the Elizabeth Line at Taplow Station, commuting to Windsor, Maidenhead, Slough, London, and beyond becomes effortlessly accessible.

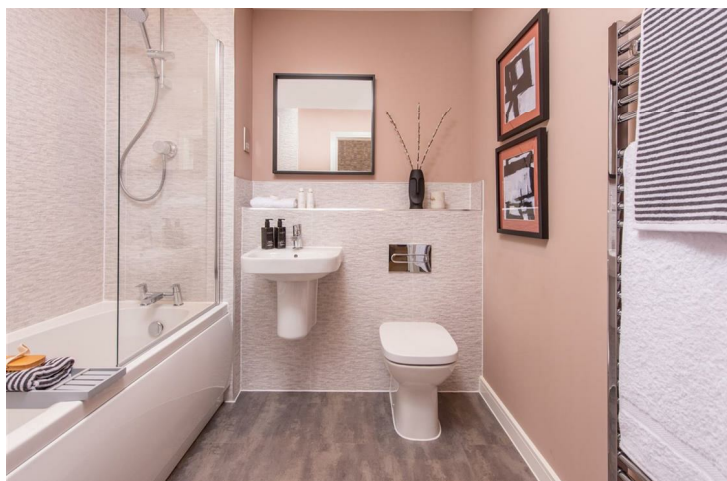
Interested? Please contact our New Homes team to find out more, or to book a viewing.

newhomes@haslams.net
0118 960 1010



- Built by Bellway Homes
- 693 sq ft two bedroom apartment
- Modern kitchen with appliances
- Parking
- Circa 2 acre parkland setting
- Close to Taplow Station and Maidenhead town centre





Additional Information

Measurements

Kitchen/Living/Dining room: 24'9" x 10'10"

Bedroom 1: 12'10" x 11'0"

Bedroom 2: 11'10" x 8'9"

Parking:

There is one parking space.

Local Authority: South Buckinghamshire Council

Council Tax Band: C

Leasehold: 999 years reducing by the number of months that have passed between the first legal completion of an apartment on the development and the legal completion of this plot

Service charge: Estimated £1,197 per annum

Ground rent: Peppercorn

EPC Rating: B

The property is located within a block of 45 apartments. There are a further 4 blocks on the development.

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

Services:

Water: We understand this to be mains supply - To be confirmed by the Developer

Drainage: We understand this to be mains supply - To be confirmed by the Developer

Electricity: We understand this to be mains supply - To be confirmed by the Developer

Heating: To be confirmed by the Developer

Broadband: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. Please check via Ofcom website www.ofcom.org.uk

Mobile phone coverage: We recommend potential buyers check via Ofcom website www.ofcom.org.uk

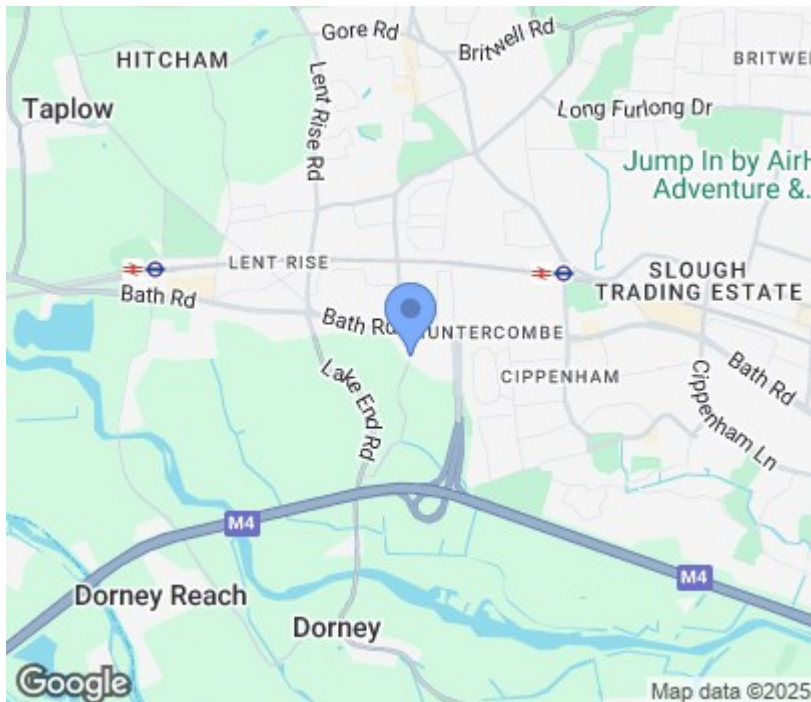
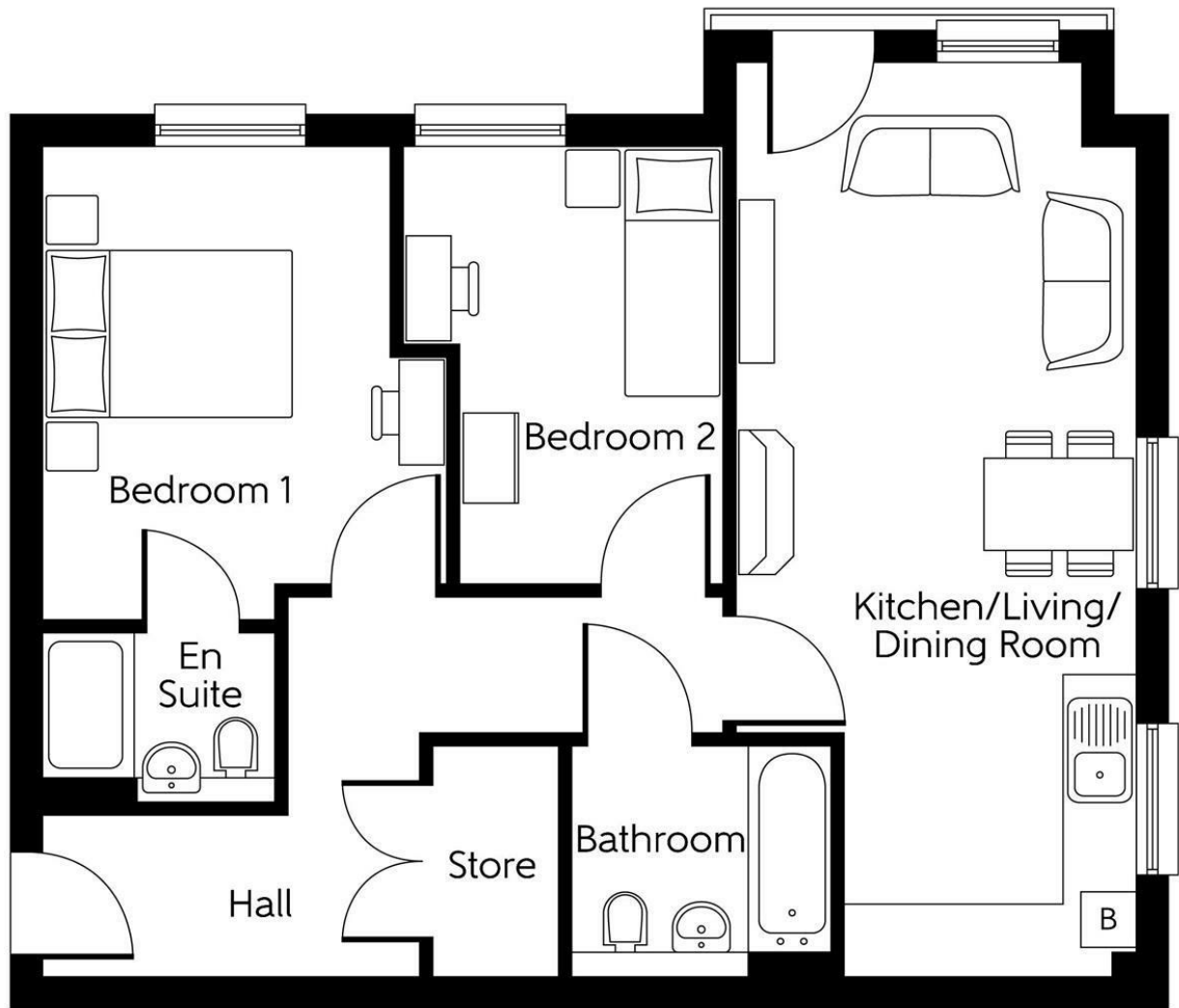
We have not seen a full copy of the lease, and therefore we are not aware of any specific covenants, onerous restrictions, easements, servitudes or wayleaves relating to the property.

The property is located on the third floor and accessed via a lift.

The photographs are used for illustrative purposes only and depict typical interiors from Bellway Homes. They do not reflect the layout and finishes of this home.



Floorplan



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The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.