



6 South Riding, Shoppenhangers Road, Maidenhead SL6 2GE

welcome to

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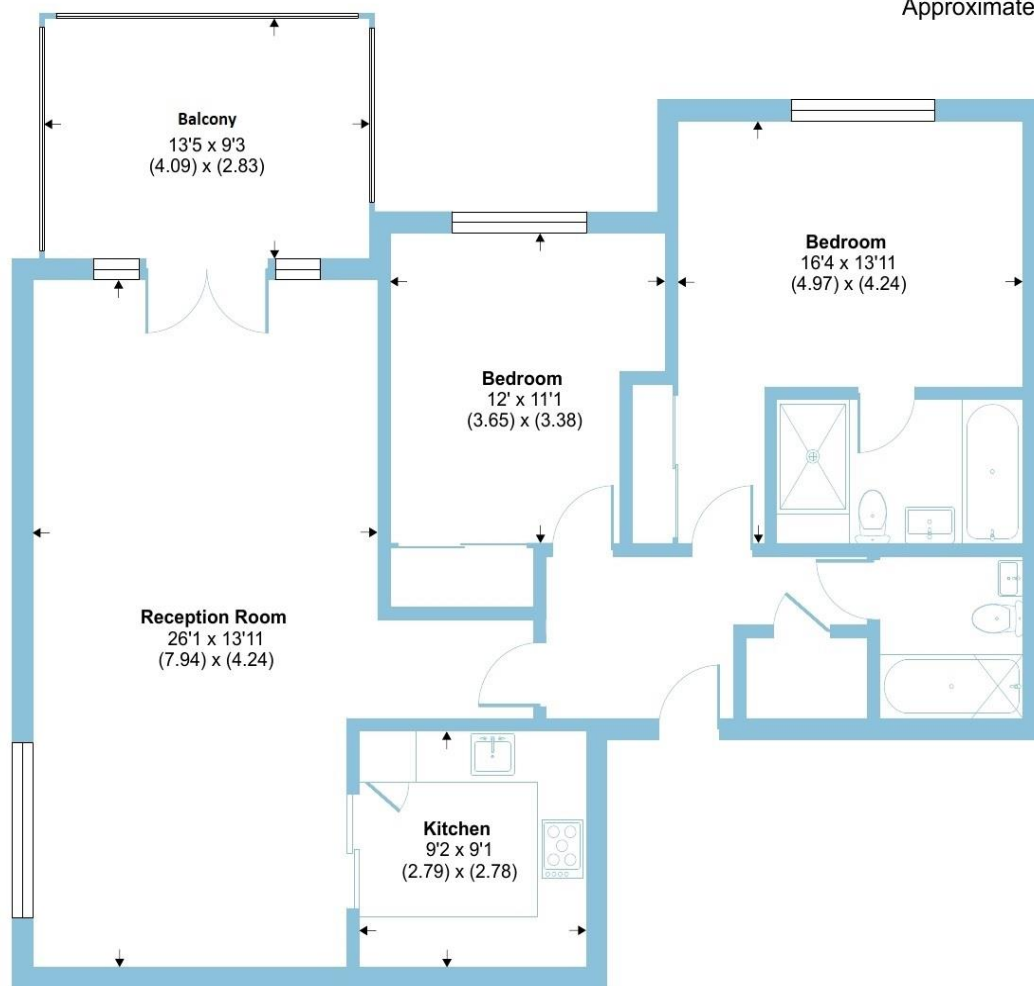
Superb two double bedroom, two bathroom first floor apartment with a large balcony overlooking the golf course. The property is in a gated development and within easy reach of town and train station, has two allocated parking spaces and is being sold with **NO ONWARD CHAIN** and a **Share of the Freehold**.



Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 1025 sq ft / 95.2 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Barnard Marcus. REF: 1178984



- * Share of freehold, 986 year lease term remaining, ground rent waived
- * Service charge this year £2,340
- * 2 parking spaces demised to the property and 2 visitors spaces for the development
- * Large balcony overlooking the golf course
- * Well maintained and maturing gardens
- * Quiet (non road) side of building
- * Gated development
- * Built-in wardrobes with professionally installed shelves/drawers
- * Combination washer/dryer
- * Kitchen includes Gas Hob, Electric Oven, built-in Microwave, Plate Warming Drawer, Dishwasher, Fridge, Freezer
- * First floor, with lift. Warm in the winter
- * Well cared for character flat. Used as second home.
- * Appliances lightly used
- * Passenger gate from garden to golf course for convenience of members of Maidenhead Golf Club
- * Short walk to Maidenhead railway station and access to Elizabeth Line serving West End, City, Canary Wharf, Heathrow

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- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- GATED DEVELOPMENT
- WITHIN EASY REACH OF TOWN & STATION
- TWO DOUBLE BEDROOMS
- LARGE BALCONY OVERLOOKING GOLF COURSE
- WELL MAINTAINED & MATURING GARDENS
- TWO ALLOCATED & TWO SHARED VISITOR PARKING SPACES

Tenure: Share of Freehold EPC Rating: B

Council Tax Band: E Service Charge: 2600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£480,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD121713 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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