



2 The Shaw, Cookham, Maidenhead SL6 9LX

welcome to

2 The Shaw, Cookham, Maidenhead

*****NO CHAIN***** A light and spacious ground floor maisonette located a short distance away from Cookham Village and train station. This property benefits from an open plan living dining area with direct access to the communal gardens and additional storage shed, separate kitchen and main bedroom with en-suite. This would be perfect for a first time buyer or investment purchaser.



The Shaw, Cookham, Maidenhead, SL6

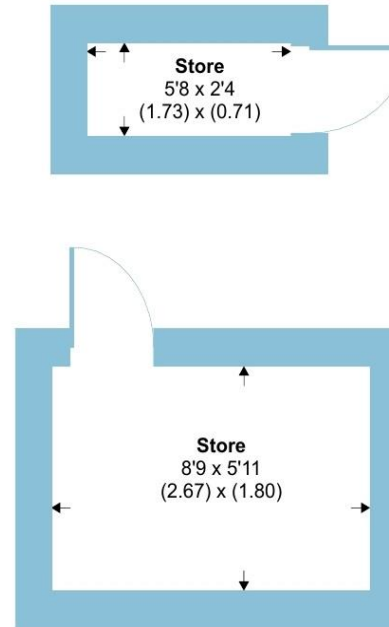
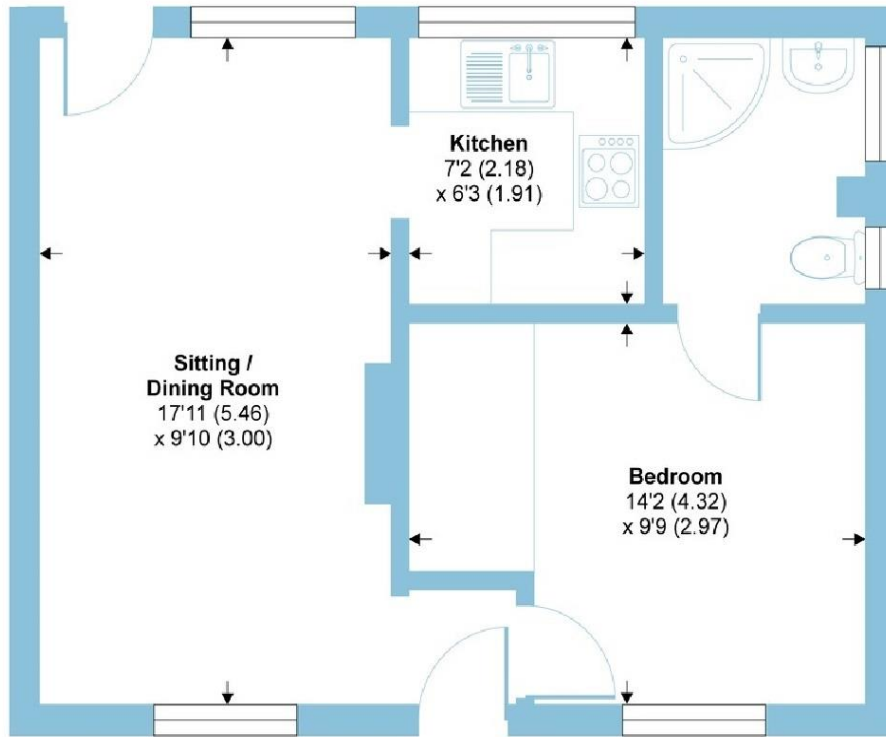
Approximate Area = 394 sq ft / 36.6 sq m

Store = 53 sq ft / 4.9 sq m

Store = 14 sq ft / 1.3 sq m

Total = 461 sq ft / 42.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1178914



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- NO CHAIN
- IDEAL FIRST PURCHASE OR INVESTMENT
- LOW SERVICE CHARGE AND GROUND RENT
- WALKING DISTANCE TO COOKHAM VILLAGE & TRAIN STATION
- OUTSIDE STORAGE
- COMMUNAL GARDENS
- GAS CENTRAL HEATING

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD117827 - 0005

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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