



Ember Court, Boulters Meadow, Maidenhead SL6 8EL

welcome to

Ember Court, Boulters Meadow, Maidenhead

BRAND NEW 990 YEAR LEASE ON COMPLETION, WORTH OVER £20,000!

A larger than average modern newly redecorated one bedroom ground floor apartment on the popular Boulters Meadow development. This property boasts outdoor space and private parking.

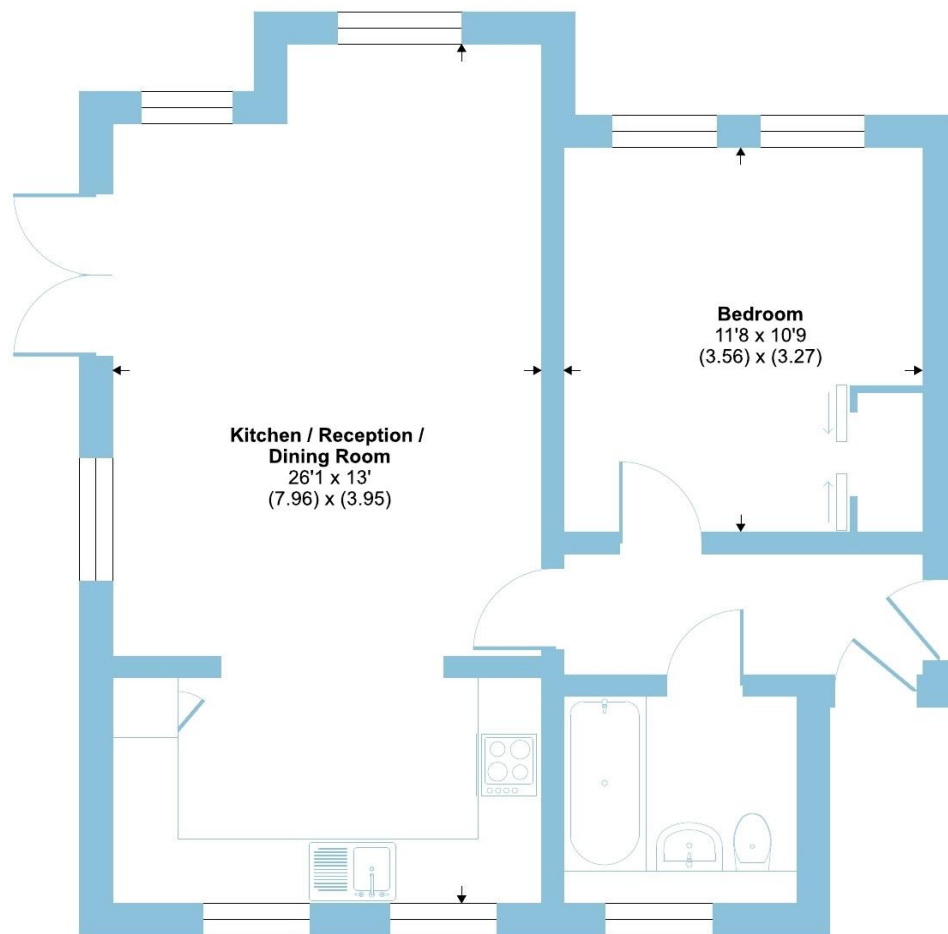
Comprising: One large double bedroom with neutral colour carpet and built-in wardrobes, open plan living area with high gloss kitchen, under cabinet lighting and wood flooring, white bathroom suite, walk-in storage cupboard/utility room and a private terrace area.



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Approximate Area = 559 sq ft / 51.9 sq m

For identification only - Not to scale



GROUND FLOOR



welcome to

Ember Court, Boulters Meadow

- BRAND NEW 990 YEAR LEASE ON COMPLETION, WORTH OVER £20,000
- NO ONWARD CHAIN
- LARGER THAN AVERAGE FLAT BUILT IN 2012
- HIGH GLOSS KITCHEN WITH BUILT-IN APPLIANCES
- WALK-IN STORAGE CUPBOARD/UTILITY ROOM
- PRIVATE TERRACE AREA WITH GARDEN AREA WHICH IS FULLY MAINTAINED BY ONSITE GARDENERS
- DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- PRIVATE PARKING SPACE AND VISITORS PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2390.32

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



view this property online rogerplatt.co.uk/Property/MHD122094



Property Ref:
MHD122094 - 0012

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.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

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