









#### welcome to

### Flat 17 Hill View Court, 13 Bhamra Gardens, Maidenhead

40% shared ownership apartment situated in a highly regarded modern development. Light & bright throughout, this two double bedroom ground floor apartment is located within close proximity to the town centre and station and has the added benefit of an allocated parking space and patio doors out to the well-tended communal grounds. The communal entrance is very well maintained, as are the grounds in the development. The apartment has a good size hallway, open-plan living space incorporating the lounge and well-appointed kitchen, two well-proportioned double bedrooms and a modern bathroom. The property has double doors from the living room, making access to the grounds easy. There is also an allocated parking space and a long lease in excess of 110 years.



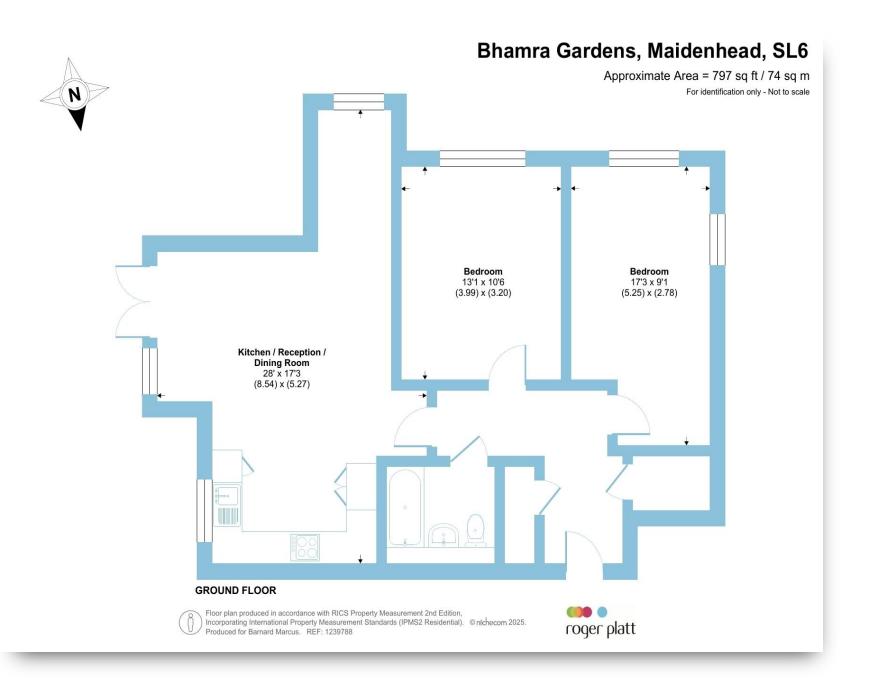












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#### Flat 17 Hill View Court

- 40% SHARED OWNERSHIP
- SOUGHT-AFTER DEVELOPMENT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- OPEN PLAN LIVING
- LONG LEASE
- RESIDENTS' PARKING
- **CLOSE TO TOWN CENTRE & STATION**

#### Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £136,000













Please note the marker reflects the postcode not the actual property



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Property Ref: MHD122363 - 0004 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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