





Flat 1 Queensgate House, 16 Cookham Road, Maidenhead SL6 8BD



## welcome to

# Flat 1 Queensgate House, 16 Cookham Road, Maidenhead

A beautifully presented two-bedroom ground floor apartment located just 5 minutes' walk to Maidenhead town centre and train station (Elizabeth line) with its own private garden and parking space. The property comprises: Two double bedrooms carpeted with neutral tones, new white bathroom suite and an open plan kitchen/diner. The property also boasts one reception room with door leading on to the private garden. Noteworthy features of the property also include one parking space and low maintenance costs.













# Cookham Road, Maidenhead, SL6



Approximate Area = 501 sq ft / 46.5 sq m
For identification only - Not to scale







## welcome to

# Flat 1 Queensgate House, 16 Cookham Road, Maidenhead

- 5 MINUTES' WALK TO TOWN CENTRE & STATION
- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- **NEW BATHROOM SUITE**
- PRIVATE GARDEN
- PARKING SPACE
- LOW MAINTENANCE COSTS

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

### price

# £265,000

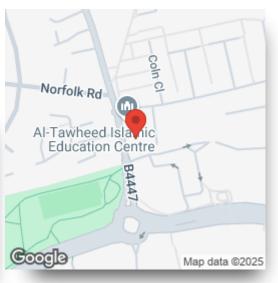












Please note the marker reflects the postcode not the actual property

## check out more properties at rogerplatt.co.uk



Property Ref: MHD122383 - 0007 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

01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire, SL6 1NB



rogerplatt.co.uk

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.