



**12 Linkside, Shoppenhangers Road, Maidenhead SL6 2QD**

**welcome to**

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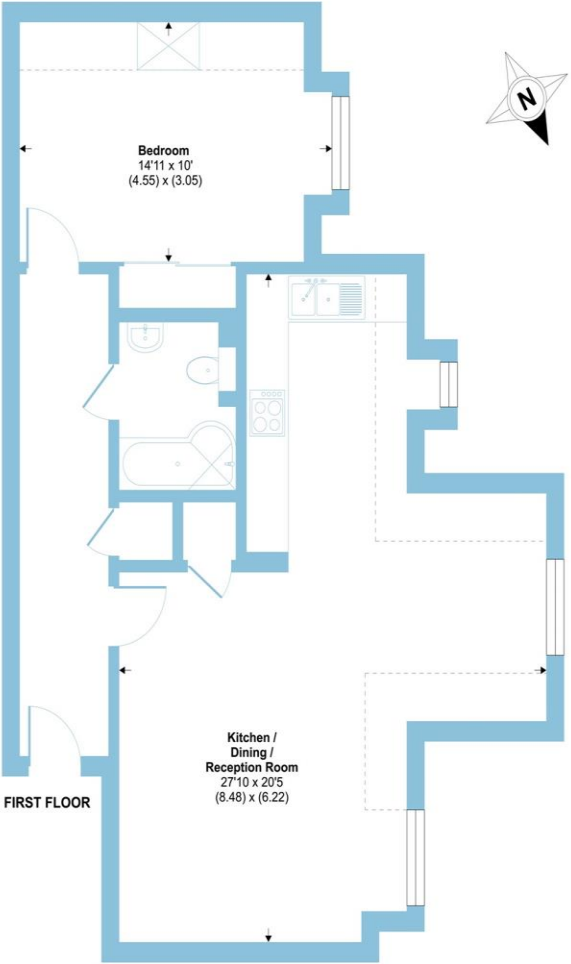
A rarely available spacious one bedroom apartment in a secure gated quiet development, set back from Shoppenhangers Road and overlooking golf course. Perfect for easy access to Maidenhead train station, town centre and M4. **\*\*SHARE OF FREEHOLD\*\***



Linkside, Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 605 sq ft / 56.2 sq m  
Limited Use Area(s) = 86 sq ft / 7.9 sq m  
Total = 691 sq ft / 64.1 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2020. Produced for Roger Platt. REF: 661730



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## **12 Linkside, Shoppenhangers Road**

- RARELY AVAILABLE
- SECURE GATED DEVELOPMENT WITH VIDEO ENTRY PHONE
- SPACIOUS BEDROOM WITH FITTED WARDROBES
- FULLY INTEGRATED KITCHEN WITH GRANITE WORKTOPS
- ALLOCATED AND VISITOR PARKING
- LARGE COMMUNAL ENTRANCE HALL WITH LIFT
- WELL MAINTAINED COMMUNAL GARDENS
- CLOSE TO MAIDENHEAD TOWN CENTRE, TRAIN STATION AND M4

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1722.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£315,000**



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Property Ref:  
MHD123250 - 0001

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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Please note the marker reflects the  
postcode not the actual property

  
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