



40 Dawn Redwood Close, Horton, Berkshire, SL3 9QD
£235,000

Offered to the market with No Onward Chain is this ground floor maisonette with a private rear garden, garage in block and benefits from being a share of freehold with a long internal 966 year lease and low charges. The property is very well presented throughout and comprises of a lounge through dining room, kitchen, double bedroom and bathroom. Perfect for investment, first time buyers and downsizers alike.



Front of property:

A small lawned front garden with a path leading to:

Entrance:

Through a wood front door into the entrance hall with wood flooring, wall mounted heater, power points, storage cupboard housing the hot water cylinder and doors into:

Living through dining room:

A well proportioned room with a sliding patio door into the rear garden, recessed storage cupboard, wood flooring, wall mounted heaters, TV, power and telephone points. Opening into:

Kitchen:

A range of eye and base level wood effect units with a complimentary work surface, inset sink with drainer, space for freestanding appliances including cooker with extractor fan above, fridge/ freezer, washing machine, wood effect flooring, tile splash backs and a window over the rear aspect.

Bedroom:

A great size double bedroom with a range of fitted wardrobes with hanging and shelving space, window over the front aspect, wall mounted heater, TV and power points.

Bathroom:

A three piece white bathroom suite comprising of a panel enclosed bath with shower above, pedestal wash hand basin and low level W.C, extractor fan, wood effect flooring and partially tiled walls.

Rear garden:

An approx. 30ft South facing rear garden with a paved patio directly behind the property, otherwise being mainly shingled and being timber fenced enclosed with rear access gate leading to the communal orchard at the rear.

Garage:

A single garage in block with a up and over front door.

General information:

Tenure: Share of freehold
Lease: 966 Years remaining
Lease term: 999 from 25th December 1991
Service charge: £37.13pcm
Service charge review date: N/A
Ground rent: Peppercorn
Council tax: Band C - £1497pa

Legal note:

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

