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## GUIDE PRICE £250,000 LEASEHOLD

### FLAT 1, 22 CRAUFURD RISE, MAIDENHEAD, BERKSHIRE, SL6 7LS

Located within walking distance of Maidenhead town centre and railway station (ELIZABETH LINE). A spacious and well-appointed one-bedroom ground-floor maisonette featuring its own private entrance, a double bedroom, large living/dining room, bathroom with walk-in shower, allocated parking & modern fitted kitchen, featuring patio doors that open up into a delightful private rear garden.

- TOWN CENTRE LOCATION • PRIVATE GARDEN • PARKING • CLOSE TO STATION • DOUBLE BEDROOM • BATHROOM • SPACIOUS GROUND FLOOR MAISONETTE • PRIVATE FRONT DOOR • IDEAL FOR FIRST TIME BUYERS • EPC RATING E



**LEASE: TBC**

**SERVICE CHARGE: £150.00 PER ANNUM**

**GROUND RENT: £100.00 PER ANNUM**

## **ACCOMMODATION**





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

## GROUND FLOOR



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