



SANDPIPERS PLACE
(MALLARD COURT
& HERRON COURT)

3 MALLARD COURT, WORSTER ROAD
PRICE: £369,950 LEASEHOLD

am ANDREW
MILSON

**3 MALLARD COURT
SANDPIPERS PLACE
WORSTER ROAD
COOKHAM
BERKSHIRE
SL6 9PF**

PRICE: £369,950 LEASEHOLD

Situated in a tucked away but convenient location within walking distance of the centre of Cookham Rise and railway station, a well presented modern penthouse apartment which offers bright and spacious accommodation.

**TWO DOUBLE BEDROOMS: EN SUITE
SHOWER ROOM: SITTING ROOM: KITCHEN
WITH BUILT IN APPLIANCES : FAMILY
BATHROOM: GAS CENTRAL HEATING TO
RADIATORS : DOUBLE GLAZING:
ENTRYPHONE SYSTEM : ALLOCATED
PARKING : WELL KEPT COMMUNAL
GARDENS: NO ONWARD CHAIN**

TO BE SOLD A modern and well presented penthouse apartment found on this small modern development close to the centre of Cookham Rise. The property is on the second floor and enjoys well kept communal entrance with entryphone with stairs leading to the first floor with a large landing, spacious sitting room, well equipped kitchen, master bedroom with ensuite shower room, family bathroom and second double bedroom. The property benefits from gas heating to radiators and double glazing. Outside there are well kept communal gardens which are predominantly laid to lawn and an allocated parking space. The apartment is situated off a private road which is within walking distance of the centre of Cookham Rise which offers a range of shops,

cafes and village amenities and the railway station which links to Maidenhead and the benefits of the Elizabeth Line into Central London.

Cookham, as a whole, offers an excellent variety of riverside and rural walks, churches, schooling and restaurants whilst the riverside towns of Maidenhead and Marlow, both a short drive away, offer a comprehensive range of shopping and leisure facilities.

The accommodation in further detail comprises:

COMMUNAL ENTRANCE HALL Entryphone and stairs leading to:

PRIVATE ENTRANCE Stairs leading to the:

LANDING Ceiling spotlights, cupboard with hot water tank. Door to:



SITTING ROOM Window to the front enjoying far reaching views and window to the side, two radiators and laminate wood floor. Door to:



KITCHEN Base and eye level units with ample worktop surfaces and built-in electric hob with extractor above and oven below, further built-in washing machine, dishwasher, fridge and separate freezer and 1½ bowl stainless steel sink unit. Tiled floor, ceiling spotlights, window to front enjoying views.



BEDROOM ONE Window to rear, built-in wardrobes and radiator.

ENSUITE SHOWER White suite of wall mounted basin, low level w.c. and tiled shower cubicle. Heated towel rail, tiled floor, part tiled walls and ceiling spotlights.



BEDROOM TWO Double glazed window to the rear, radiator and built-in wardrobes



FAMILY BATHROOM White suite of panel enclosed bath with mixer taps and hand shower attachment, low level w.c. and wall mounted basin. Heated towel rail, window to the side, ceiling spotlights, tiled floor and part tiled walls.

OUTSIDE

COMMUNAL GARDENS Laid predominantly to lawn and one allocated **PARKING SPACE**.

TENURE: LEASEHOLD.

LENGTH OF LEASE: 83 Years remaining

MANAGEMENT CHARGES: £150 per month

EPC: C

COUNCIL TAX BAND: E

DIRECTIONS From the office in Cookham Rise turn left into Station Hill, over the level crossing and take the first turning on the left into High Road. Proceed up High Road, bear right ascending the hill. Immediately after the library and school turn left into Worster Road and Sandpipers Place and Mallard Court can be found on the right hand side after a short distance.

VIEWING. Please arrange to view with our **Cookham Office on 01628 531222**. We shall be pleased to accompany you on your inspection.

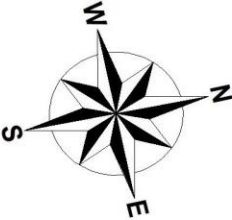
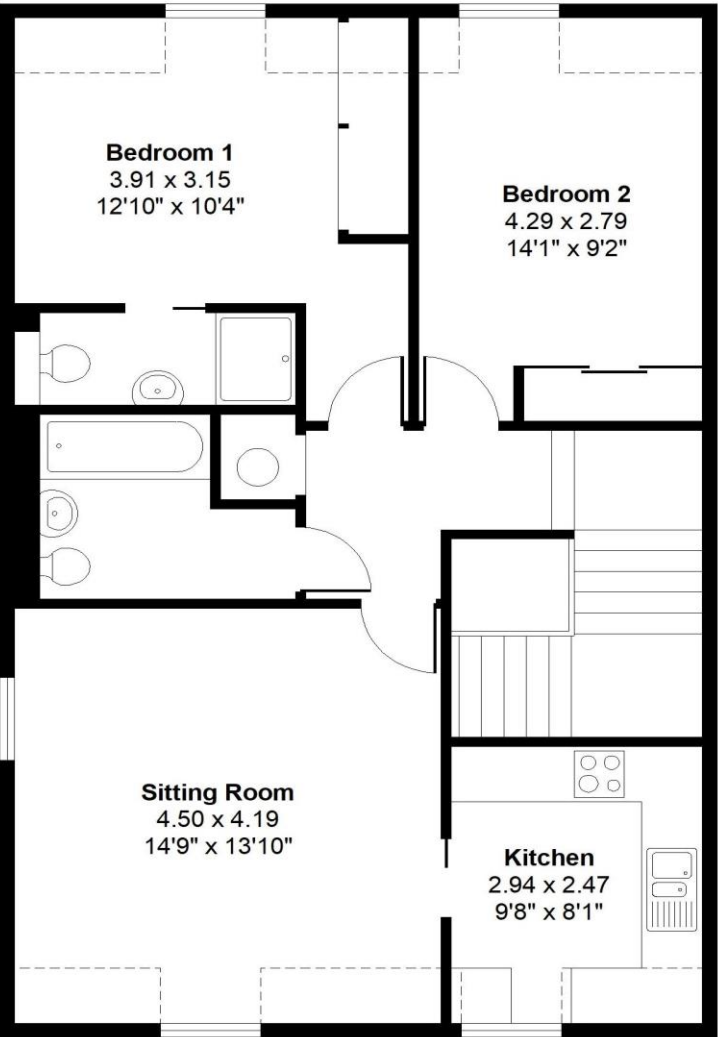
MONEY LAUNDERING REGULATIONS:

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 will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. 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, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

NOT TO SCALE

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Approximate Floor Area
74.66 sq m - 804 sq ft
(Gross Internal)