



4 WOODHURST SOUTH, MAIDENHEAD
PRICE: £495,000 SHARE OF FREEHOLD

am ANDREW
MILSON

**4 WOODHURST SOUTH
RAY MEAD ROAD
MAIDENHEAD
BERKS SL6 8NZ**

PRICE: £495,000 SHARE OF FREEHOLD

A spacious light and airy, ground floor two bedroom apartment in a private gated development in the popular river area with views of the River Thames.

**EXTENSIVE COMMUNAL GROUNDS WITH
TENNIS COURT & SWIMMING POOL:
TWO GOOD SIZED BEDROOMS:
BATHROOM: LARGE LOUNGE/DINING
ROOM: WELL EQUIPPED FITTED KITCHEN:
DOUBLE GLAZING:
GARAGE IN BLOCK: VISITORS PARKING.
NO ONWARD CHAIN. SHARE OF
FREEHOLD.**

TO BE SOLD: Woodhurst South is an exclusive development of spacious apartments set in extensive well maintained grounds and benefiting from the exclusive use of tennis courts and swimming pool. This ground floor apartment is at the front of the block with views over the River Thames to be enjoyed from the balcony. There is ample visitors' parking and the property has its own private garage in a separate block. The accommodation is very spacious and well maintained and the property is being sold with vacant possession and no onward chain. Ray Mead Road is close to Maidenhead Bridge within a short walk of several well know restaurants and pubs. Maidenhead town has major amenities for senior schooling, sporting, social and shopping and the Maidenhead main line railway station has fast services to Central London, via the Elizabeth Line. The M4 and M40 motorways are close by. The accommodation comprises:

COMMUNAL ENTRANCE with entry phone system to **COMMUNAL LOBBY** with access through to the rear, hardwood front door to

HALLWAY with tiled floor, radiator, deep storage cupboard and cupboard with shelving.



KITCHEN tiled floor, double glazed window, excellent range of cream coloured units comprising cupboards, drawers, pan drawers, pull out larder, space for fridge freezer, extensive work surfaces, five ring gas hob with Neff extractor fan over, stack with Bosch double oven, plumbing for washing machine and built in dishwasher, sink unit?



LOUNGE/DINING ROOM very spacious light and airy room with high ceilings, wooden flooring, television aerial point coved ceiling, two radiators, wall light points, full height and width double glazed windows with casement door onto **BALCONY** with tiled flooring and outside light.

INNER HALLWAY with coved ceiling, deep storage cupboard, wooden floor.



BEDROOM ONE full width double glazed window to front and window to side, radiator, coved ceiling, five door built in wardrobe with cupboards over and shelving, radiator.



BEDROOM TWO wood laminate flooring, coved ceiling, radiator, four door built in wardrobe with cupboards over.



BATHROOM fully tiled walls and floor, luxury suite of rectangular wash basin in vanity unit, low w.c. with concealed cistern, tiled bath with shower screen and Rainforest shower head, chromium heated towel rail, downlights, extractor fan, double glazed window.

OUTSIDE



AC000035330724

EPC BAND: C

COUNCIL TAX BAND: F

VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: From Maidenhead town centre travel east along the A4 and turn left before Maidenhead Bridge onto Ray Mead Road. The blocks Woodhurst South and North can be found on the left hand side immediately after Frances Avenue.

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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www.attfieldjamesfinancialmanagement.co.uk

Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area = 85.4 sq m / 919 sq ft

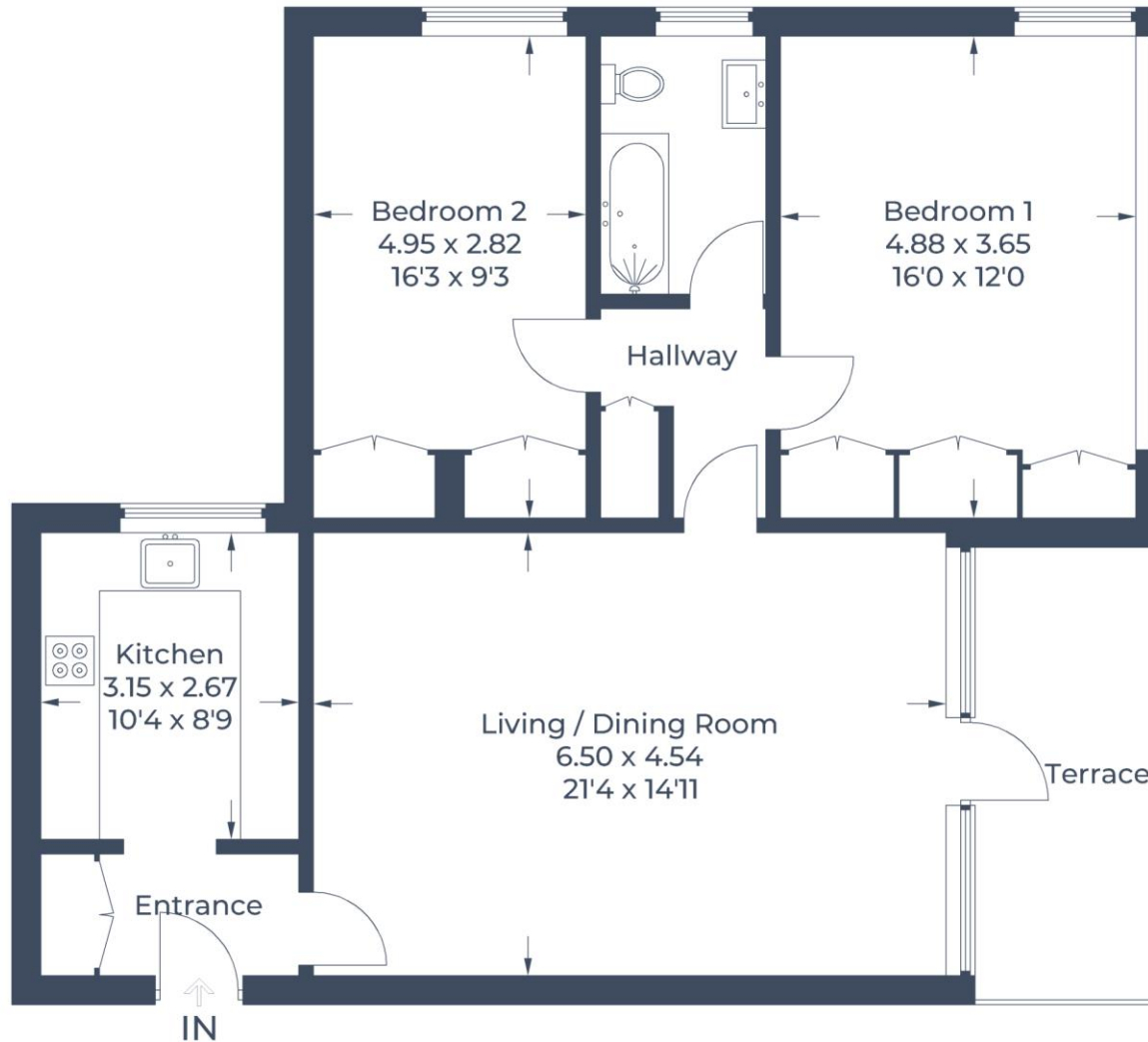


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