



20 SHAFTESBURY COURT, MAIDENHEAD
PRICE: £240,000 LEASEHOLD

am ANDREW
MILSON

**20 SHAFTESBURY COURT
LUDLOW ROAD
MAIDENHEAD
BERKS SL6 2RS**

PRICE: £240,000 LEASEHOLD

A light and airy one bedroom first floor apartment located in a sought after gated development within a short walk of Maidenhead train station/Elizabeth Line and town centre.

**BEDROOM: BATHROOM: KITCHEN:
LIVING ROOM WITH BALCONY: STORAGE
HEATING: AMPLE PARKING: PLEASANTLY
LANDSCAPED SECURE GATED
DEVELOPMENT.
CLOSE TO TOWN CENTRE.
NO ONWARD CHAIN.**

TO BE SOLD: Shaftesbury Court is a well-designed development pleasantly landscaped with ample parking and gated security. This light and airy first floor apartment has been well maintained and recently decorated and is located in a quiet position with pleasant views over school playing fields. The apartment is located within a short walk of Maidenhead town with an excellent range of amenities for schooling, sporting, shopping and the mainline railway station with fast services to Central London and beyond via the Elizabeth Line. The M4 and M40 motorways are easily accessible. The accommodation comprises:

COMMUNAL ENTRANCE entry phone and stairs to First Floor Landing.

Hardwood front door to **HALLWAY** laminate flooring, coved ceiling, built in storage cupboard.



LIVING ROOM laminate flooring, storage radiator, casement doors and side panels onto **BALCONY** with views over school playing fields, coved ceiling, spotlights, entry phone system.



KITCHEN wall and floor units comprising cupboards and drawers and corner shelf unit, space for fridge freezer, plumbing for washing machine, built in electric oven and hob with extractor hood over, laminate flooring, part tiled walls.



BATHROOM modern suite of low w.c. with concealed cistern and shelf over, wash basin in vanity cupboard unit, tiled bath with shower screen and mixer shower attachment, extractor fan, fully tiled walls and floor, airing cupboard with Main hot water cylinder.



BEDROOM coved ceiling, laminate flooring, storage radiator, built in double wardrobe and views over school playing fields.



OUTSIDE

Well maintained **COMMUNAL GARDENS** with areas of neatly maintained lawn with flower and shrub beds, ample **PARKING** with gated security.

AC000035410824 **EPC BAND: C**
COUNCIL TAX BAND: C

LEASE REMAINING: 92 Years
GROPUND RENT: £250 per annum
SERVICE CHARGE: £130 pcm

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

DIRECTIONS: From Maidenhead town centre, turn right into Shoppenhangars Lane past the railway station and take a half right into Ludlow Road where Shaftesbury Place can be found on the left hand side.

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.

Attfeld 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.

allan@attfieldjamesfm.co.uk

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 = 39.7 sq m / 427 sq ft

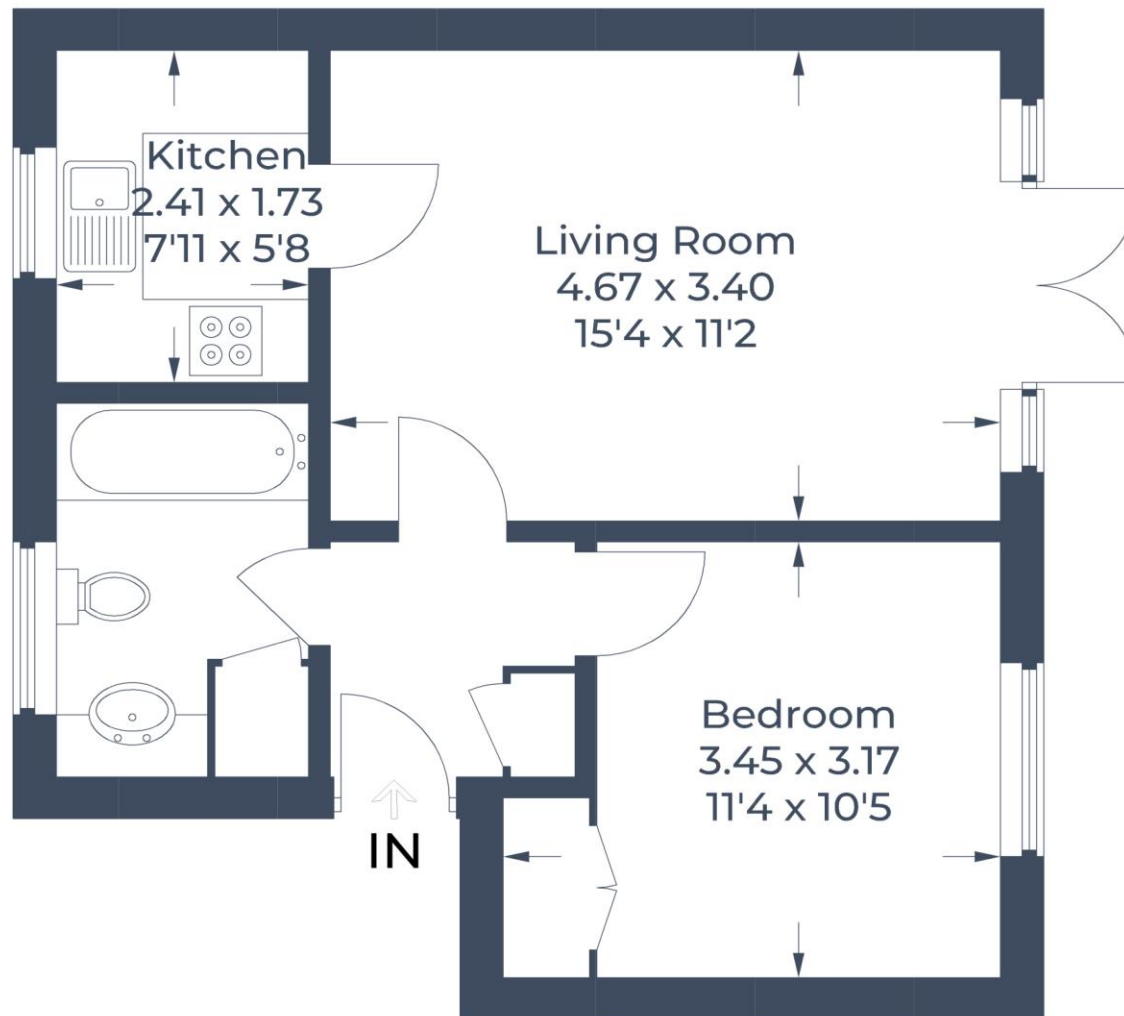


Illustration for identification purposes only,
measurements are approximate, not to scale.
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