



238 BURGHLEY COURT, MAIDENHEAD
PRICE: £385,000 LEASEHOLD

am ANDREW
MILSON

**238 BURGHLEY COURT
KINGSQUARTER
MAIDENHEAD
BERKS SL6 1FN**

PRICE: £395,000 LEASEHOLD

A spacious, light and airy top floor (3rd floor) three bedroom apartment set in an elegant contemporary sixteen year old development within easy walking distance of both the River Thames and Maidenhead town centre.

**COMMUNAL GARDENS: THREE BEDROOMS
– ONE WITH ENSUITE SHOWER ROOM:
FAMILY SHOWER ROOM: TWO LARGE
WALK IN STORAGE CUPBOARDS: OPEN
PLAN KITCHEN/DINING/LIVING ROOM:
UTILITY ROOM: TWO BALCONIES:
DOUBLE GLAZING:
GAS CENTRAL HEATING.
FAR REACHING VIEWS.
NO ONWARD CHAIN.**

TO BE SOLD: Burghley Court is a contemporary architect designed elegant development of generously proportioned and well laid out apartments. This three bedroom apartment is located on the top (3rd floor) and boasts two balconies with far reaching north, east and southerly aspect views. All three bedrooms are of a good size – the main bedroom having an ensuite bathroom. The kitchen is well equipped with quality fitments and appliances and the spacious living/dining room opens onto a large balcony. There is also a balcony with the main bedroom. Within the complex is an underground carpark with two allocated parking spaces. The development is conveniently located on the corner of Bridge Road (A4) and Oldfield Road and is within easy walking distance of Maidenhead bridge and river area to the east, the town centre and mainline railway station to the west with the Elizabeth Line providing fast services to Central London.

For the motorist, the M4 and M40 motorways are easily accessible. The property is sold with vacant possession. The accommodation comprises:



BEDROOM ONE radiator, double glazed window and double glazed double casement doors out onto balcony with outside lighting and timber decking.



ENSUITE SHOWER ROOM large double shower cubicle with sliding door and mixer bar, low w.c., pedestal basin, radiator, extractor fan, vinyl flooring.

BEDROOM TWO double glazed window, radiator.

BEDROOM THREE double glazed window, radiator, cupboard housing Potterton gas central heating boiler.

FAMILY BATHROOM: Panelled bath with mixer/shower tap and tiling, low w.c., pedestal basin, vinyl flooring, extractor fan, radiator.

OPEN PLAN KITCHEN/DINING/LIVING AREA



Kitchen Area engineered timber flooring, excellent range of wall and floor built in cupboards and drawer units including deep pan drawers, full height broom cupboards, built in stack of electric oven and microwave, built in electric hob with stainless steel cooker hood over, one and a half bowl stainless steel sink unit, tiled splash backs, large island unit with built in cupboards and breakfast bar – all with granite effect work tops over.

UTILITY ROOM plumbing for washing machine, built in cupboards with granite effect work tops, radiator, extractor fan.



Living/Dining Area with engineered timber flooring, three radiators, double glazed window and double glazed casement door to balcony with outside light and timber decking with spectacular views to the north east and south.

OUTSIDE

Well maintained communal areas with roadways and footpaths.

PARKING there is security underground parking with two allocated spaces.

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EPC BAND: B

COUNCIL TAX BAND: E

Lease 102 years remaining

Ground Rent £362

Service charge £3,102 (for 2023)

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

DIRECTIONS: from Maidenhead town centre proceed east along the Bath Road where the main entrance can be found on the corner of Oldfield Road and Bridge Road. The driveway to the development and outside visitors parking is in Oldfield Road on the right 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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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

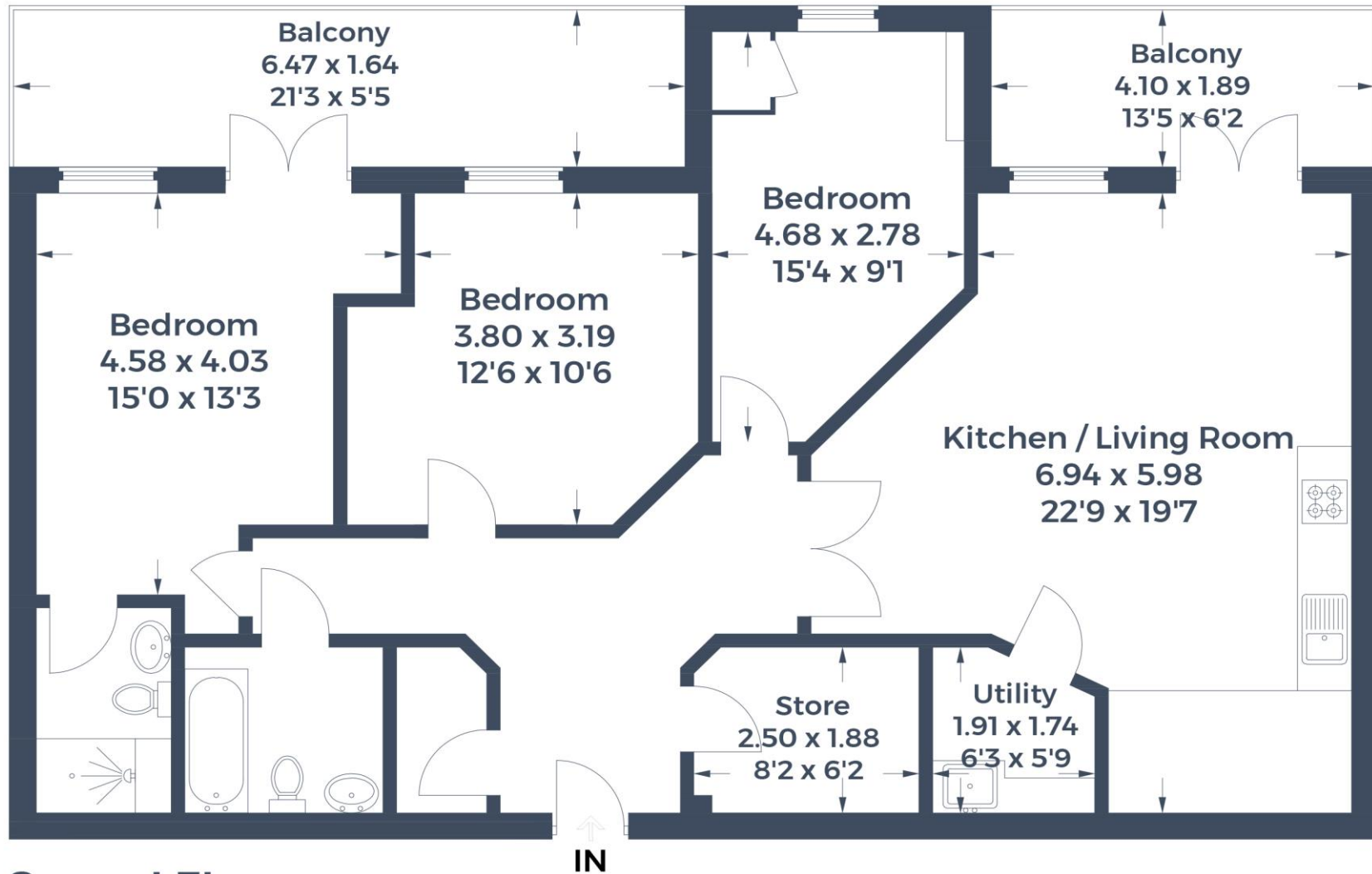
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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
Ground Floor = 109.4 sq m / 1,177 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.