



APARTMENT 4, RUSSETT PLACE, MAIDENHEAD
PRICE: £269,950 LEASEHOLD

am ANDREW
MILSON

**APARTMENT 4, RUSSETT PLACE
OLDFIELD ROAD
MAIDENHEAD
BERKS SL6 1BW**

PRICE: £269,950 LEASEHOLD

An attractive upper ground floor one bedroom apartment appointed to the highest standard and only approximately five years old located in a desirable and gated development convenient for town centre and railway.

**GATED COMMUNAL GROUNDS WITH
PRIVATE PARKING SPACE AND
ADDITIONAL VISITOR PARKING:
HALLWAY WITH STORAGE CUPBOARDS:
LARGE BEDROOM:
QUALITY FITTED BATHROOM:
OPEN PLAN FITTED KITCHEN/LIVING
ROOM WITH JULIETTE BALCONY:
UNDERFLOOR HEATING:
ACOUSTIC DOUBLE GLAZING.**

TO BE SOLD: Russett Place was constructed approximately five years ago and therefore still possesses approximately five years of HSBC?? Warranty. The apartment boasts extremely well appointed and well laid out light and airy accommodation, both bedroom and kitchen/living room are of a good proportions. There is quality acoustic double glazing and underfloor heating with both the bedroom and living room are positioned at the back of the building offering a high degree of privacy. Russett Place is a small gated development with the property has one private parking space and there are several visitor parking spaces. Maidenhead town centre has an excellent range of amenities for sporting, shopping and the mainline railway station with fast services to Central London. The M4 and M40 motorways are easily accessible. The accommodation comprises:

Steps up to front door with entry phone system to **COMMUNAL HALLWAY**

Composite to front door to **PRIVATE HALLWAY** entry phone, quality timber effect vinyl flooring with underfloor heating, downlight, touch thermostat/timer.



OPEN PLAN KITCHEN/LIVING ROOM



Kitchen Area excellent range of stylish grey fronted wall and floor units comprising drawers, cupboards, stainless steel sink unit – all with quality work tops over, built in Zanussi gas hob with stainless steel extractor hood and splash back, electric oven, extractor fan, built in dishwasher, washing machine and fridge freezer, television aerial point.



Living Room quality timber effect vinyl flooring with underfloor heating, television aerial point, double aspect with double glazed window to rear and double casement doors and side panels to **JULIETTE BALCONY.**



BEDROOM acoustic double glazed window to rear and side offering high degree of privacy, large mirrored double door wardrobe with drawers and hanging space.



BATHROOM luxury suite of tiled bath with shower screen and mixer unit, tiled floor and part tiled walls, low w.c. with concealed cistern, suspended wash basin, chromium heated towel rail, downlights, extractor fan.

OUTSIDE

Private gardens to the rear of the property. The gated development has rear communal gardens and **PARKING AREA** with one private parking space and several visitor parking spaces.

AC000035600125 EPC BAND: B

COUNCIL TAX BAND: C

Lease remaining 95 years
Ground rent £260 per annum
Service charge £1,450 approx per annum

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

DIRECTIONS: from Maidenhead town centre follow directions to postcode **SL6 1BW** turn right into Oldfield Road from Bath Road and Russett Place can be found on the left hand side just before the railway bridge.

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 = 51.5 sq m / 554 sq ft

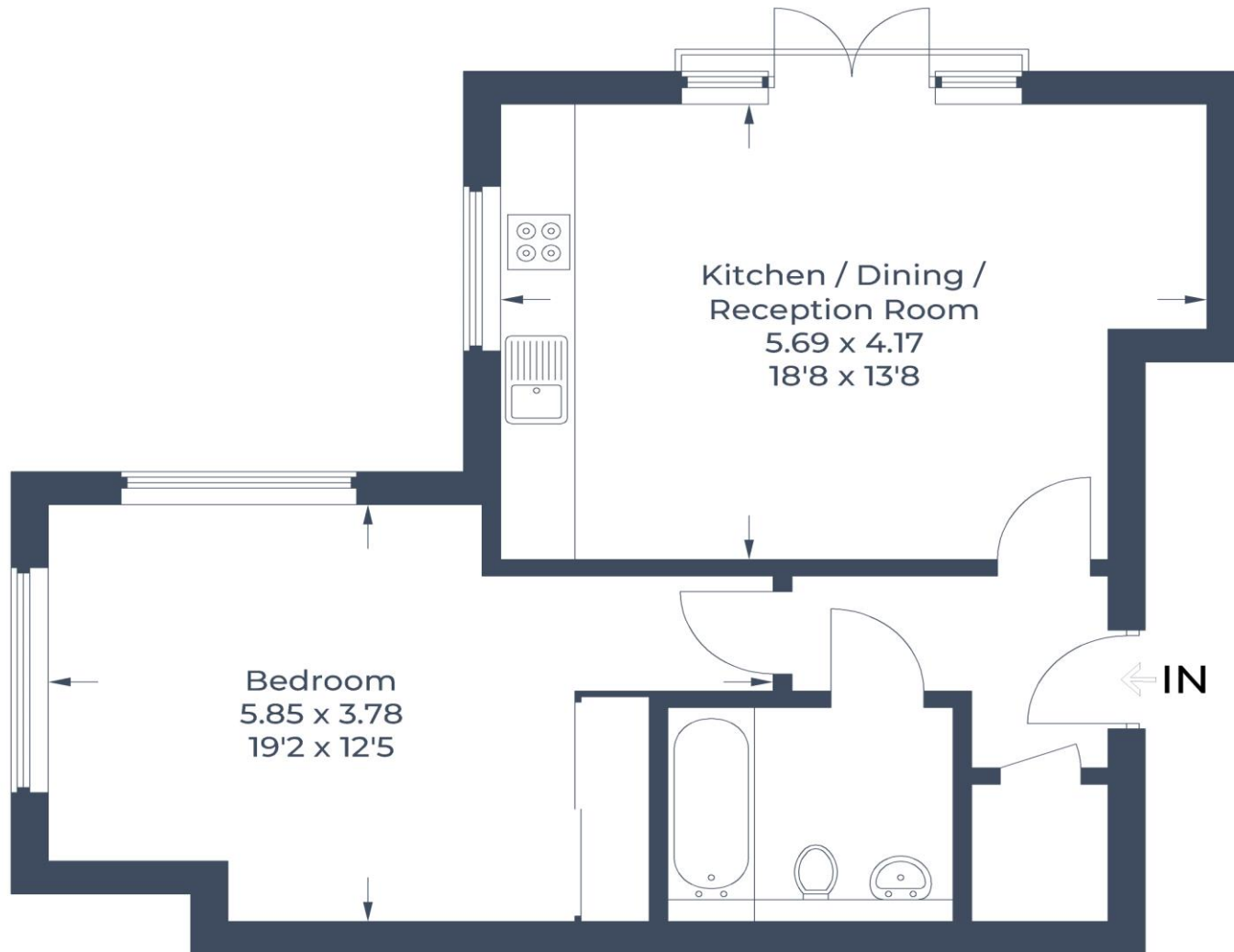


Illustration for identification purposes only,
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