



10 GROVES WAY
PRICE: £225,000 LEASEHOLD

am ANDREW
MILSON

**10 GROVES WAY
COOKHAM
BERKSHIRE
SL6 9NP**

PRICE: £225,000 LEASEHOLD

A well presented, improved, one bedroom first floor flat on this small development which is within a mile of the shops, station and amenities at Cookham Rise

**LANDSCAPED COMMUNAL GARDENS:
DOUBLE BEDROOM: LOUNGE:
MODERN KITCHEN: STUDY
AREA/RECEPTION HALL:
MODERN BATHROOM:
GAS HEATING: DOUBLE GLAZING
RESIDENTS PARKING:
CONVENIENT AND QUIET LOCATION:
NO ONWARD CHAIN**

TO BE SOLD Situated in a convenient location within a mile of Cookham Rise centre, a well presented and improved first floor flat. The property has a communal entrance hall with entry phone system, a very useful reception hall/study, a double aspect lounge, a double bedroom and a modern kitchen. The property benefits from gas heating to radiators and outside there is a residents parking area and pleasant communal gardens. Groves Way is situated less than a mile from the centre of Cookham Rise which offers a good range of shops for day to day needs, a doctors surgery and a railway station linking into Maidenhead and then linking to Central London via the Elizabeth Line. The property is offered with no onward chain.

The accommodation in further detail comprises,

GROUND FLOOR

COMMUNAL ENTRANCE HALL: With entry phone system and stairs rising to the:

FIRST FLOOR Door to:



RECEPTION HALL/STUDY AREA: With laminate floor, shelving, radiator, large cupboard with shelving, access to loft space, door to:



LOUNGE: Laminate floor, double aspect with double glazed windows to the side and front, radiator, tv point, door to the:



KITCHEN: Comprehensively fitted with a range of modern wood fronted units with extensive rolled edged worktop surfaces. Contrasting tiled surrounds with convenient worktop power points. Space for cooker with extractor hood over, and space for washing machine, inset stainless steel sink and further space for fridge/freezer, double glazed window to the front.



BEDROOM: A good size room with double glazed window to the rear overlooking gardens. Radiator.



BATHROOM: White suite of pedestal wash basin, low level WC and panel enclosed bath with mixer taps, radiator, part tiled with decorative border and double glazed window to the side.



OUTSIDE: Communal gardens which have been pleasantly landscaped with flower and shrub borders and areas of communal lawn. There is also a resident's drying area and storage cupboards.

PARKING: There is a residents parking area adjacent to the properties.

DIRECTIONS: From our Cookham office turn right into Station Hill and at the first mini roundabout turn right into Maidenhead Road. Continue along Maidenhead Road and under the railway bridge and immediately after turn right into Whyteladyes Lane and then immediately right again into Bridge Avenue and Groves Way can be found a short way along here on the right. Once in Groves Way bear round to the right and the property to be sold can be found in the block in front of you.

TENURE: The property is **LEASEHOLD** and we are informed by the current owner that the lease is 100 years but it is suggested that the purchasers seek clarification of this via their solicitor.

MAINTENANCE CHARGE AND GROUND RENT: £1,400 per annum

AC2539

EPC BAND: C

COUNCIL TAX BAND: C

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

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft

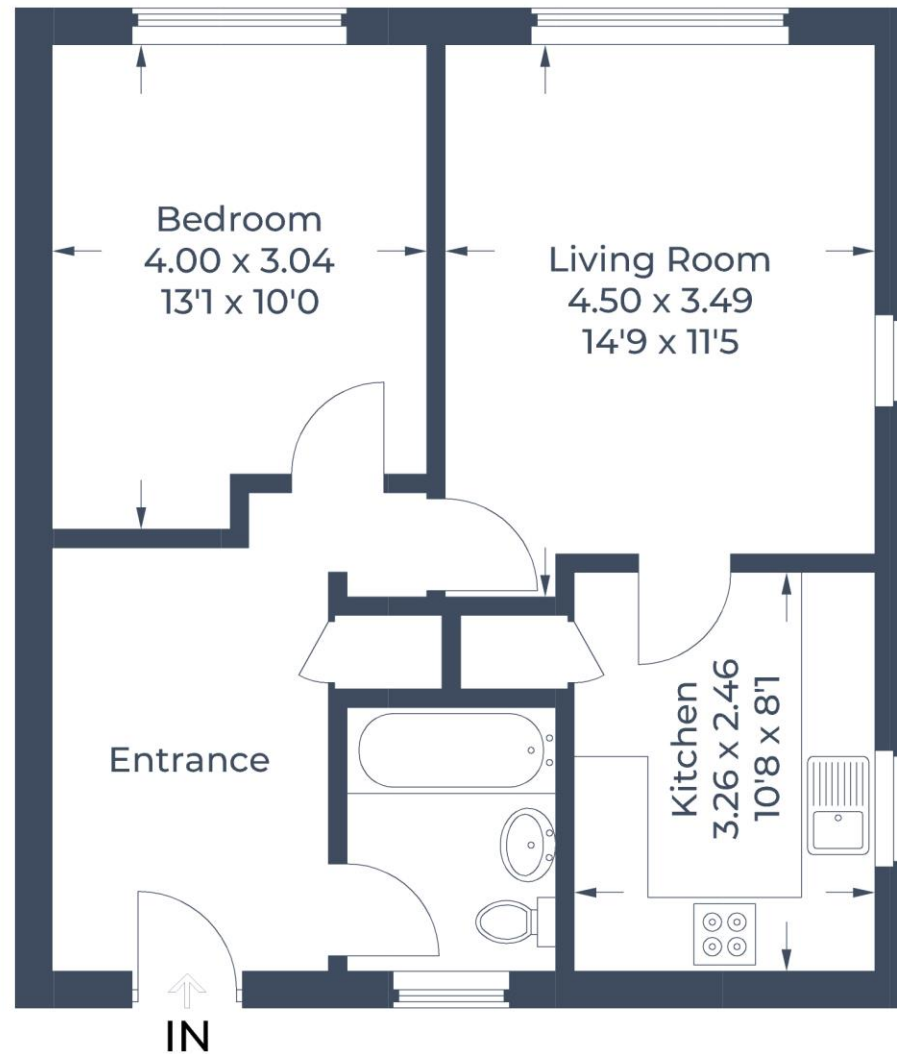


Illustration for identification purposes only,
measurements are approximate, not to scale.

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