



FLAT 3, NO. 5 ARTHUR CLOSE, COOKHAM
PRICE: £235,000 (100% SHARE) LEASEHOLD

am ANDREW
MILSON

**FLAT 3
NUMBER 5 ARTHUR CLOSE
COOKHAM
BERKS SL6 9FE**

**PRICE: £235,000 (100% SHARE)
LEASEHOLD**

An attractive modern good sized first floor
maisonette in good order throughout located on the
southern edge of the village with pleasant communal
gardens overlooking farmland.

**PLEASANT COMMUNAL GARDENS:
ONE BEDROOM: BATHROOM:
LIVING ROOM: FITTED KITCHEN:
DOUBLE GLAZING:
GAS CENTRAL HEATING:
OUTSIDE STORAGE:
PRIVATE PARKING SPACE.
QUIET LOCATION.**

TO BE SOLD: A light and airy good sized modern first floor maisonette, well laid out with own ground floor entrance. In the hallway there are a pair of large storage cupboards and the living room has a west facing elevation overlooking the rear garden and pleasant views of farmland beyond. The kitchen is generously proportioned and well fitted with attractive walnut effect units. The property benefits from gas central heating and double glazing and has its own private parking space as well as visitor parking. Close by is the village of Cookham Rise with village amenities including village stores, doctors, cafes, primary school and Cookham branch line railway station connecting to Maidenhead main line station with fast services, via the Elizabeth Line, to Central London. For the motorist, the M4 and M40 motorways area close by. The accommodation comprises:

Composite front door to **GROUND FLOOR
HALLWAY** stairs to First Floor and electric consumer unit.

LANDING coved ceiling, two large double door storage cupboards.



LIVING ROOM double glazed window overlooking communal gardens and farmland beyond, coved ceiling, radiator, television aerial point.



KITCHEN spacious with a good range of walnut effect fronted wall and floor cupboards and drawers including full height store cupboard, granite effect work tops, stainless steel sink unit, wall mounted gas central heating boiler, built in four ring gas hob with

extractor hood over, built in electric oven, built in washing machine and dishwasher, double glazed window to front.



BEDROOM double glazed window overlooking communal gardens and farmland beyond, radiator, loft access and large built in wardrobe.

BATHROOM double glazed window, half tiled walls, radiator, panel bath with shower screen and mixer unit, low w.c., pedestal basin, extractor fan.

OUTSIDE

TO THE FRONT of the development is the **PARKING AREA** which is pleasantly maintained with shrub beds and individual private parking spaces and visitor parking surrounded by mature hedging.



There is side access to the **REAR COMMUNAL GARDEN** which is generously proportioned chiefly laid to lawn with a high degree of privacy with hedging beyond which is open farmland.

AC000035730125 EPC BAND: C
COUNCIL TAX BAND: C
Lease remaining 109 years
Service charge £2,479.08 per annum

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

DIRECTIONS: from our office in Station Parade turn right onto Station Hill. Turn right at the mini roundabout onto Maidenhead Road and continue under the railway bridge and turn immediately into Whyteladies Road where Arthurs Close 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.

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.



Approximate Gross Internal Area
50.7 sq m / 546 sq ft

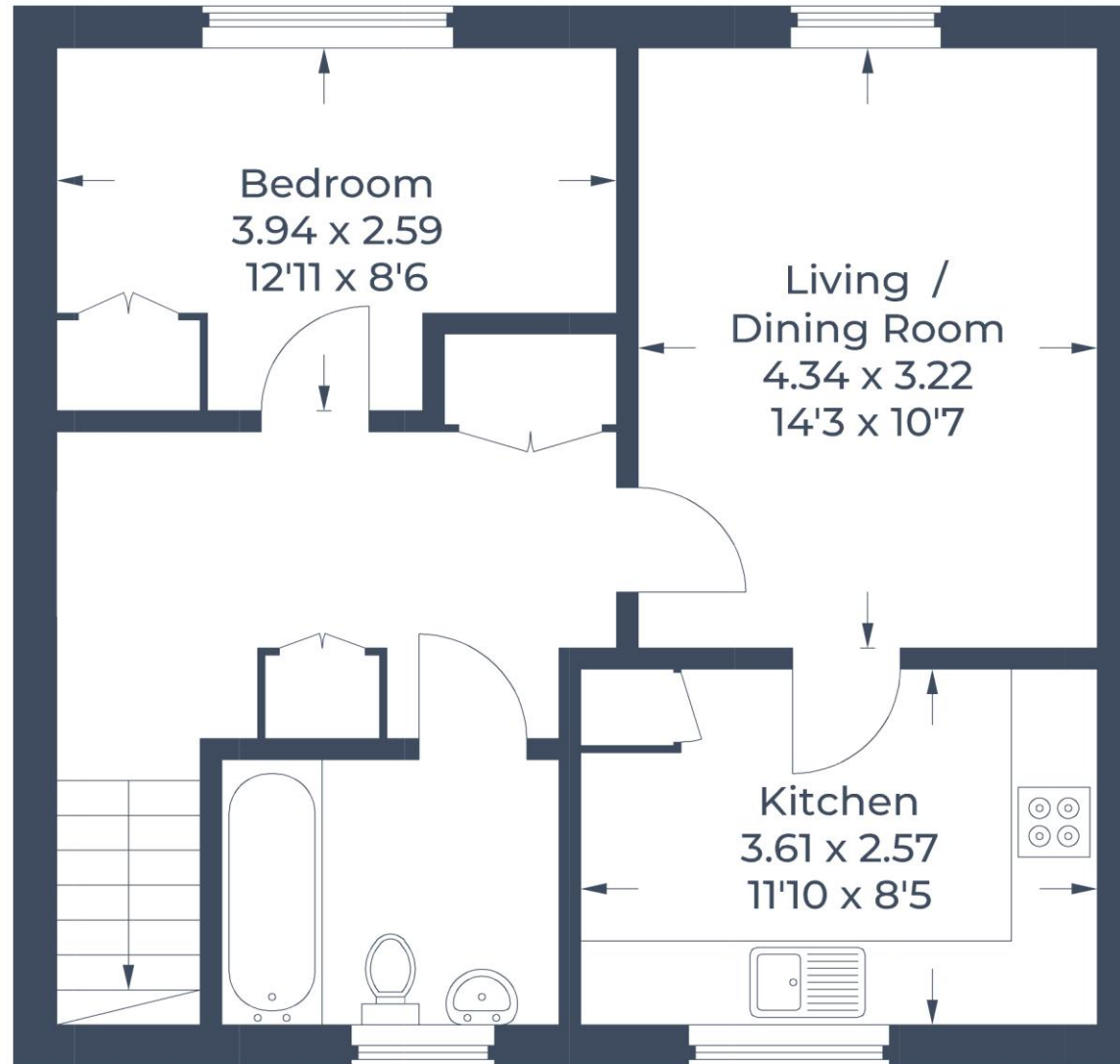
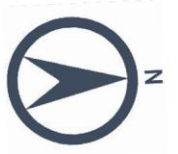


Illustration for identification purposes only,
measurements are approximate, not to scale.
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