



FLAT 3, 51 LOWER COOKHAM ROAD, MAIDENHEAD
PRICE: £485,000 SHARE OF FREEHOLD



**FLAT 3
51 LOWER COOKHAM ROAD
MAIDENHEAD
BERKS SL6 8JX**

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One of just four 2009 built luxury apartments offering good sized and well laid out three bedroom accommodation in a prestigious gated development within the sought after river area of Maidenhead.

**GATED DEVELOPMENT:
COMMUNAL ENTRANCE HALL:
PRIVATE ENTRANCE HALL:
LARGE KITCHEN/DINING/LIVING AREA:
BALCONY: MASTER BEDROOM WITH
ENSUITE SHOWER ROOM:
TWO FURTHER GOOD SIZED BEDROOMS:
FAMILY BATHROOM:
UNDERFLOOR HEATING:
TWO ALLOCATED PARKING SPACES:
VISITOR PARKING: OUTSIDE STORAGE SHED:
PLEASANT WEAT FACING COMMUNAL
GARDENS:
NO ONWARD CHAIN**

TO BE SOLD: built in 2009 this bespoke, four apartment development is located in the riverside area of Maidenhead. This first floor, three bedroom apartment is well appointed with spacious, light and airy open plan living accommodation. The kitchen and bathrooms are fitted to a high standard with Villeroy & Boch equipment and the property enjoys underfloor heating throughout. Maidenhead town centre offers extensive leisure, shopping and schooling facilities together with a main line railway station giving fast access to Paddington London via the Elizabeth Line. In addition the M4 can be accessed at either Junction 7 or Junction 8/9 and giving access to the M3, M25 and Central London.

The accommodation comprises the following:

COMMUNAL ENTRANCE HALL with entry phone system and stairs to First Floor and front door to

HALLWAY with coved ceiling, loft access and loft ladder thermostatic control, entry phone, telephone point, large airing cupboard with Santone pressure hot water tank, plumbing for washing machine, water softener, drying rail and wall mounted Icos gas central heating boiler. Under floor heating.



LIVING ROOM: television aerial point, telephone point, ceiling speakers, thermostatic control, double aspect with two double glazed side windows and double glazed casement doors to **BALCONY** with new tiled flooring and iron railings with pleasant views over garden,



DINING AREA: six sided windows providing a good deal of light, downlights, underfloor heating, tiled floor

KITCHEN AREA: superbly fitted with a range of wall and floor cupboards and drawers with a four ring gas hob with stainless steel cooker, one and a half bowl stainless steel sink unit with granite work tops over, down lights, coved ceiling, tiled flooring, built in Bosch electric oven and Kenwood microwave, built in fridge and freezer, built in dishwasher, underfloor heating.





BEDROOM ONE: with built in double wardrobe with mirrored door, double glazed window to rear, ceiling speakers, down lights and coved ceiling, underfloor heating.



ENSUITE SHOWER ROOM with large walk in shower cubicle with Rain Forest shower head, low w.c. in concealed cistern, suspended wash basin, double glazed window, illuminated mirror, tiled wall and floor, down light and extractor fan, chromium heated towel rail, underfloor heating.

BEDROOM TWO: with double glazed window to front, coved ceiling, ceiling speakers, down lights, underfloor heating, fitted quality wardrobes with mirror fronted door.

BEDROOM THREE: with double glazed window to front, dado rail, coved ceiling, down lights and television aerial point, underfloor heating, quality fitted three door wardrobe.



FAMILY BATHROOM luxuriously appointed with Villeroy & Boch fittings, attractive tiling to wall and floor, chromium heated towel rail, double glazing, large bath with centre taps, low w.c. with concealed cistern, rectangular suspended wash basin, large corner shower cubicle with shower head, extractor fan, illuminated mirror, underfloor heating.

OUTSIDE

Electronic security gates entering onto large block pavior parking areas with allocated parking for two vehicles plus visitor parking. Large storage shed, paved pathway through to rear **COMMUNAL GARDENS** west facing and well cared for with neat lawn and flower and shrub borders surrounded by walls give a high degree of privacy.

SERVICE CHARGE : £150 per month

AC3181

EPC BAND: C
COUNCIL TAX: E

DIRECTIONS: proceed east out of Maidenhead along the A4 Bath Road towards Maidenhead Bridge turning left immediately at the roundabout into Raymead Road. Continue along passing Bolters Lock on the right into Lower Cookham Road and the property will be found on the left hand side immediately after the turning into The Avenue.

VIEWING: To avoid disappointment, please arrange to view with our **Cookham office on 01628 531222**. We shall be pleased to accompany you upon your inspection.



ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result, on agreement of a purchase, you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

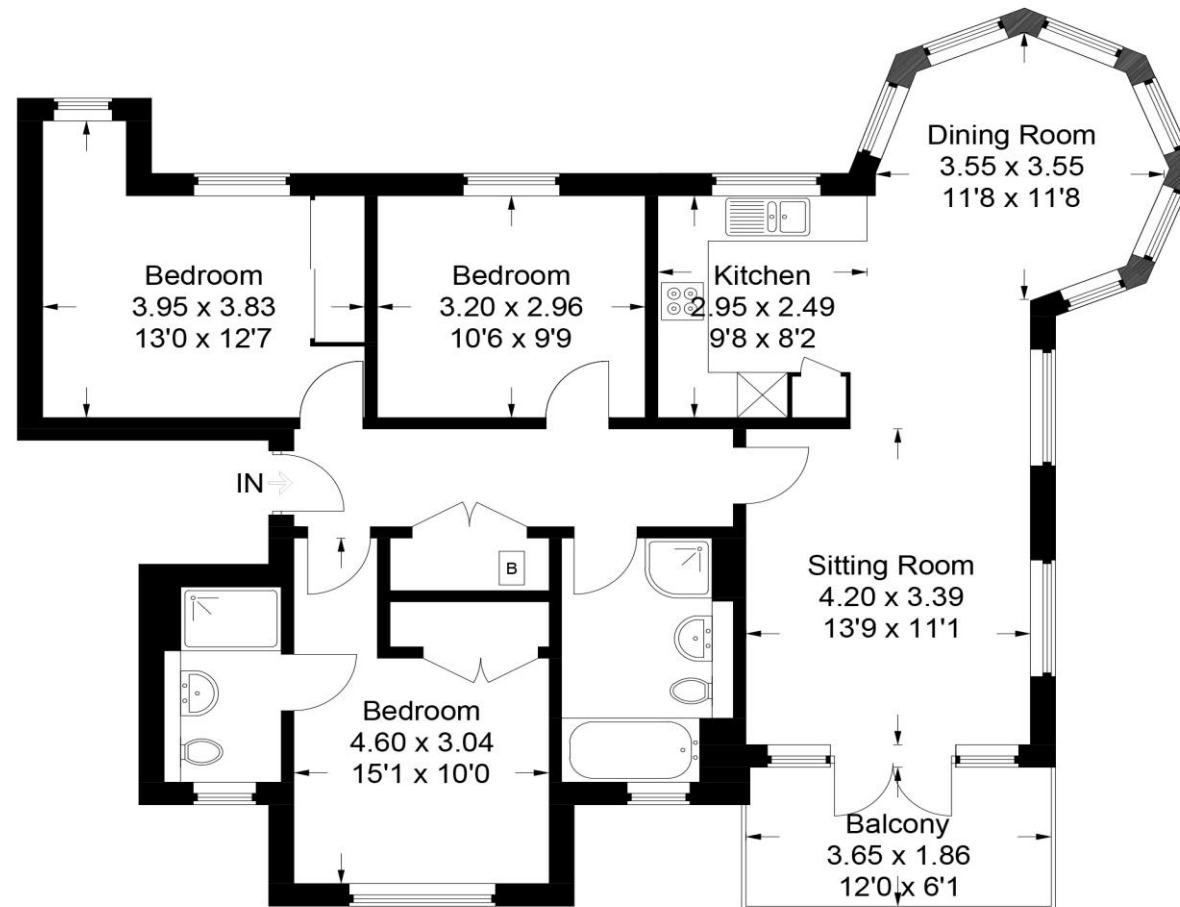
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement 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
92.4 sq m / 995 sq ft



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.

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