



FLAT 6, SOMERLEA, MAIDENHEAD RIVERSIDE
PRICE: £305,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**FLAT 6, SOMERLEA
COURT ROAD
MAIDENHEAD
BERKS SL6 8LH**

PRICE: £305,000 SHARE OF FREEHOLD

A particularly well presented first floor apartment forming part of this attractive Edwardian mansion, set in outstanding lawned communal gardens that have direct access to the Thames towpath.

**SECLUDED COMMUNAL GROUNDS:
TOW PATH FRONTAGE TO RIVER THAMES:
BRAND NEW FITTED
KITCHEN/DINING ROOM:
SITTING ROOM: BEDROOM:
GAS CENTRAL HEATING:
2 DEDICATED PARKING SPACES:
MOORING RIGHTS**

TO BE SOLD: A unique first floor apartment forming part of this elegant Edwardian mansion, which is set in outstanding lawned communal gardens which are secluded by mature trees. Access is provided to the towpath from the grounds and this in turn gives fine access to River walks to either Maidenhead or Cookham. The property has been subject to sympathetic decoration and modernisation. The property is set at the foot of a quiet residential road yet is in within a mile and a half from Maidenhead town centre and train station which serves London Paddington and the Elizabeth Line. Access to M4 and M25 is close at hand.

The accommodation comprises:

Outside steps to Hardwood front door and outside light.
Stairs up to :-



LIVING ROOM: Cast Iron Fireplace, window to side, built in cupboards, loft access to loft which is boarded, original wooden flooring, steps up to:-



KITCHEN/BREAKFAST ROOM: Recently refurbished with attractive Wren sage coloured units comprising cupboards and drawers with wood effect worktops, enamel sink unit, space for electric cooker with extractor unit over, built in fridge with freezer compartment, cupboard housing wall mounted gas central heating boiler, two windows to side, vaulted ceiling.



INNER LOBBY: .Deep cupboard with hanging space and shelves, wood laminate flooring.



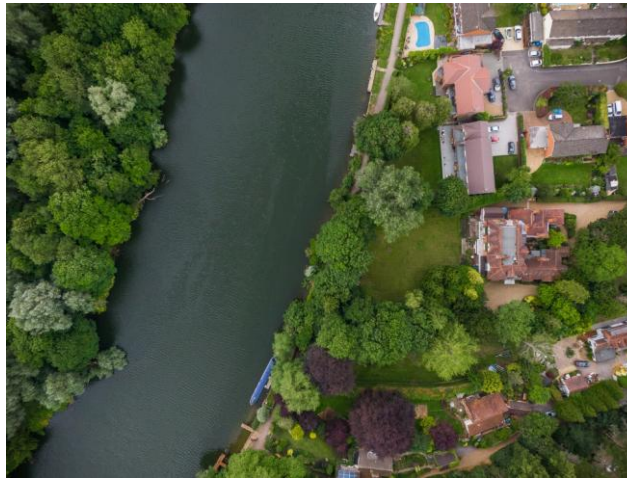
BEDROOM : Wood laminate flooring, double glaze windows to front and side, radiator, vaulted ceiling.



BATHROOM suite of panel bath with shower mixer unit, low w.c. and pedestal basin, tiled walls, radiator, double glazes window.



OUTSIDE: Beautiful, well maintained grounds with abundance of lawns, shrubs and trees with seating areas. Access to River Thames tow path with mooring rights, Gravelled parking areas with allocated parking. There is a high degree of privacy and the property is approached via a long gravelled driveway from Court Road. There is also a garden shed belonging to the property.



MOORING RIGHTS

AC000025480825 EPC BAND: D

COUNCIL TAX BAND: C

SERVICE CHARGES : £ 2780.00 PA

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

DIRECTIONS: From our Cookham office turn right onto Sutton Road from the High Street, and proceed for approximately 2 miles towards Maidenhead taking a left hand turning into Court Road. Proceed almost to the bottom of Court Road and the entrance to Somerlea will be found as the last turning on the right hand side.

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

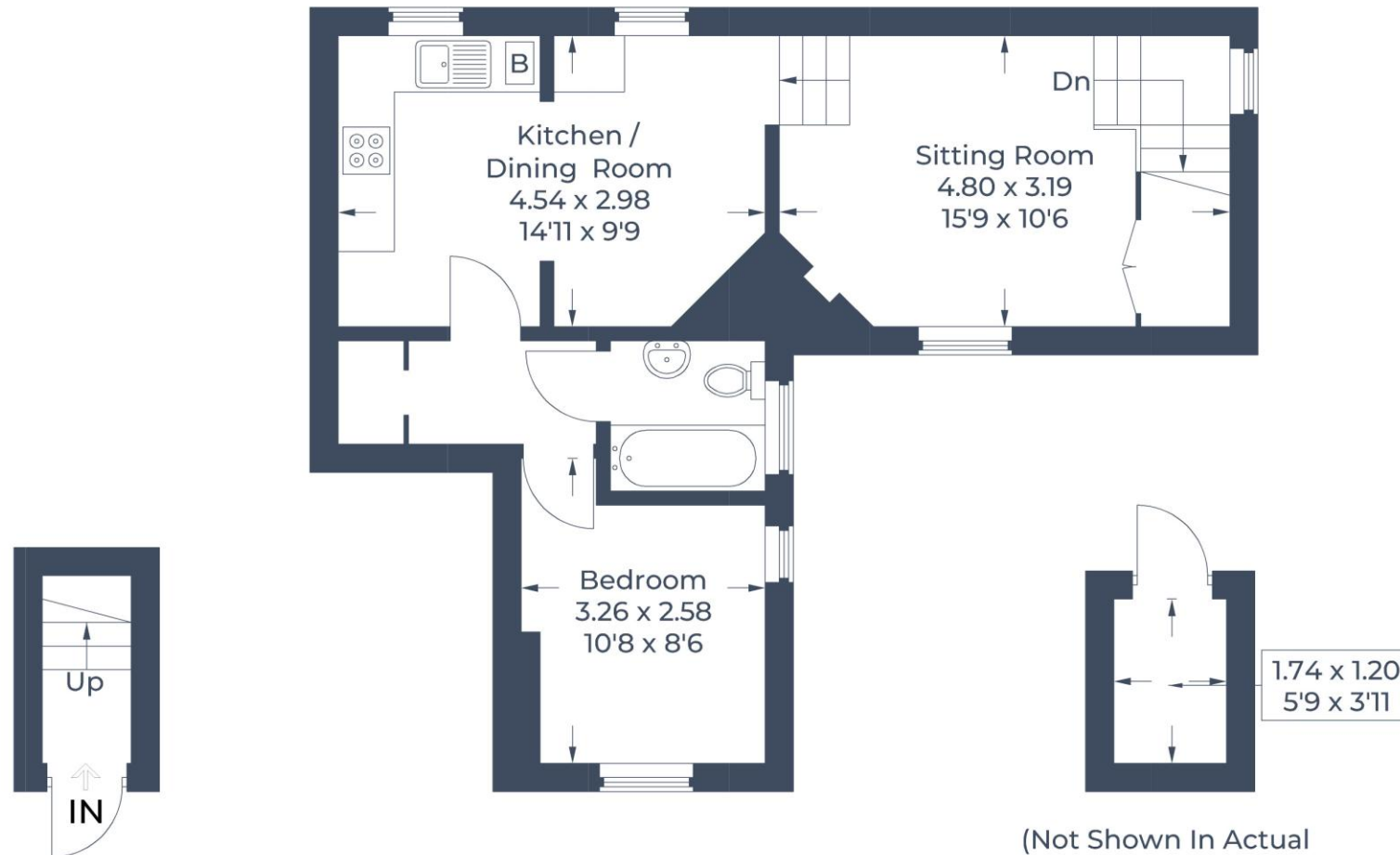
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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
Ground Floor = 2.0 sq m / 21 sq ft
First Floor = 44.0 sq m / 473 sq ft
Outbuilding = 2.2 sq m / 24 sq ft
Total = 48.2 sq m / 518 sq ft



Ground Floor

First Floor

(Not Shown In Actual
Location / Orientation)