



31 LOCKBRIDGE COURT

PRICE: £875,000 LEASEHOLD (WITH SHARE OF FREEHOLD)

am ANDREW
MILSOM

**31 LOCKBRIDGE COURT
RAY PARK ROAD
MAIDENHEAD
BERKS
SI6 8UP**

**PRICE: £875,000 LEASEHOLD
(REMAINDER OF A 999 YEAR LEASE WITH
SHARE OF FREEHOLD)**

Set in a quiet position at the rear of this much sought after secure, gated development in the prestigious River Area close to Maidenhead Bridge, a third floor, penthouse apartment of nearly 1600 sq feet which has been reconfigured and luxuriously upgraded to the highest of standards with stylish and high quality fixtures and fittings throughout.

**MASTER BEDROOM WITH ENSUITE
BATHROOM AND WALK IN WARDROBE:
SECOND BEDROOM WITH ENSUITE
SHOWERROOM:
FURTHER CLOAKROOM: LARGE LIVING
ROOM:
BESPOKE KITCHEN WITH BREAKFAST AND
SITTING AREAS: LIFT ACCESS:
GAS CENTRAL HEATING:
BALCONY: TWO COVERED PARKING
SPACES:
BIKE STORE: LANDSCAPED AND WELL
CARED FOR GROUNDS:
CONCIERGE SERVICE: GATED SECURITY:
REMAINDER OF 999 YEAR LEASE PLUS
SHARE OF FREEHOLD.**

TO BE SOLD: This spacious, third floor, penthouse apartment has been the subject of a high quality and innovative refurbishment throughout with reconfigurations to create ensembles to both bedrooms and a raised ceiling to the kitchen/living area and a wealth of storage including loft space. Originally a three bedroom apartment the property is now a very spacious two-bedroom property with a reception room that could easily be converted back into a bedroom. The high-quality kitchen units, joinery, shelf units and attractive traditional wall panelling have all been carried out by the bespoke kitchen and joinery designers, Thoroughly

Wood from Kent. The appliances are generally by Gaggenau and the flooring is mostly Amtico. Both the cosy living room and kitchen seating area enjoy fire places, currently with electric and gas fires respectively and for the better weather, bifold doors lead onto a balcony under a pitched roof. Almost as important as the apartment itself is the extremely well maintained and attractive development as a whole with well maintained and heated communal areas, well tended and landscaped gardens, covered safe parking areas and bike racks all within security fencing and gates. The long lease and share of freehold are also of great benefit. Longbridge Court is approached via Ray Park Avenue off Ray Park Road and close to Maidenhead Bridge with many close by well known restaurants and pubs and pleasant river walks. The town centre is within walking distance of the town centre and mainline railway station which now benefits from the newly opened Elizabeth line with fast trains to central London and beyond. For the motorist, the M4 M40 and M25 are easily accessible.

COMMUNAL ENTRANCE HALLWAY: Well presented with lift access to third floor. Entryphone system connecting to personal mobile phone

COMMUNAL LANDING: Well maintained, illuminated and heated. Hardwood front door to:-

HALLWAY: with Amtico herringbone wood effect flooring, radiator in screen, wall cupboard, cloaks cupboard opening on to:-



KITCHEN: with sitting area in front of a marble fireplace with gas coal effect fireplace and a breakfast area with window to side and space for table and chairs as well as a walk in pantry. The bespoke kitchen units comprise a wide range of wall and floor cupboards and drawers as well as those in an island unit with a ceramic inset sink unit, all under quality granite worktops. There are well designed floor to ceiling cupboards with broom cupboards and cupboards housing Gaggenau coffee machine and microwave. There is space for a range style cooker with stainless steel extractor hood over and space for an American style fridge freezer. There is a twin dishwasher. The ceiling above the sitting area has been cleverly raised with downlights inset. There is also a large walk-in eaves area with wall mounted Ideal gas central heating boiler and more storage space. The sitting area has a stylish vertical radiator and bifold doors opening onto a pleasant balcony with seating area and lighting under a pitched, timber clad roof.



CLOAKROOM: with corner washbasin and low w.c. with concealed cistern, downlight and extractor fan, floor as per hallway.

**AC00003471 EPC BAND: C
COUNCIL TAX BAND: F
Lease remaining: 965 years
Service charge: £3,400.00 per annum**



LIVING ROOM: A cosy room with traditional timber panelling and a granite fireplace with inset electric coal effect fire, double glazed windows to the front, radiator in screen, part vaulted ceiling and window, wall light points, hand made wall to floor unit with shelving and store cupboard and stylish drinks cabinet with illuminated mirror.

BEDROOM 1: A well designed suite with window to the rear in dormer with seating area and radiator in screen, downlights, half glazed door to walk in wardrobe area with drawers, shelving and hanging rails.

VIEWING. Please arrange to view with our **Cookham Office on 01628 531222**. We shall be pleased to accompany you on your inspection.



ENSUITE BATHROOM: Well designed with luxury suite of free standing oval bathtub with telephone style mixer hand shower, separate shower cubicle, combination vanity unit with rectangular wash basin and low w.c. with concealed cistern and cupboard and marble surface. Tiling to wall and floors, downlights, roof light, clever recess with retro radiator and chrome heated towel rail.

BEDROOM 2: Another well thought out arrangement with double glazed window to rear, radiator in screen, wall light points and downlights, part glazed door to:-

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

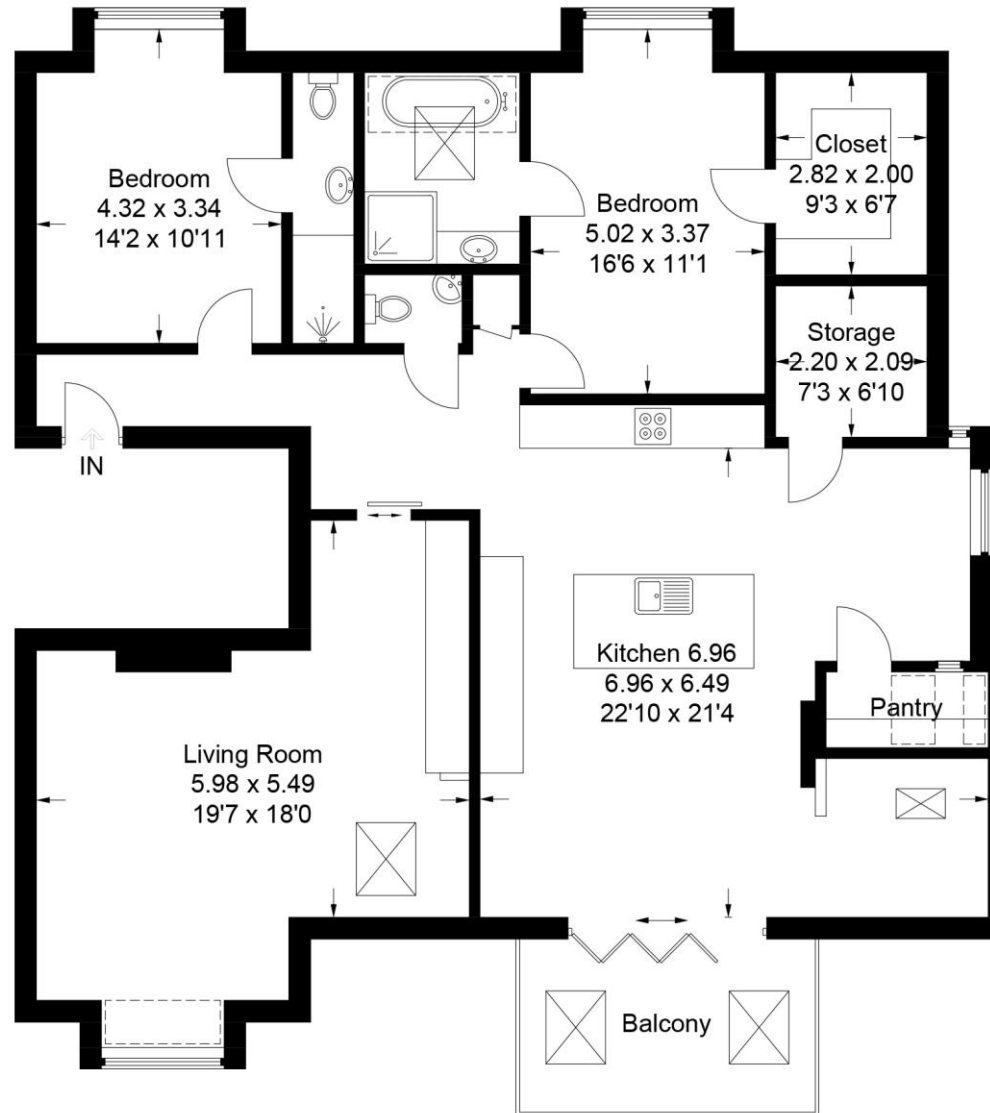


ENSUITE SHOWER ROOM: Deep shower with bifold doors and rain forest shower head, Victorian style suite of wash basin on chrome stand and low w.c. with concealed cistern, retro radiator with chrome heated towel rail, attractive glazed subway tiling to walls, and timber effect floor tiling, downlights and extractor fan.

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.

DIRECTIONS: From our Cookham Office turn right to drive to mini roundabout proceed straight on through The Pound onto The High Street, turn right onto the A4094 and follow the road along the river towards Maidenhead turn right by The Thames Hotel into Ray Park Road where the turning for Lockbridge Court can be found on the right.

Approximate Gross Internal Area = 145.3 sq m / 1564 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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