



23 Cobb Close, Datchet, Berkshire, SL3 9QU

**£155,000**



**HORLER**  
DATCHET



## 23 Cobb Close, Datchet, Berkshire, SL3 9QU

A well presented ground floor studio apartment with a long 961 year lease, allocated parking, and being ideally located only 0.7 miles from the Village centre and train station, with easy access to motorway accesses and Heathrow airport. The property comprises of separate kitchen and bathrooms with a combined living/ bedroom space with fitted furniture and pull down double bed.



**Entrance:**

Through a communal security door with intercom system, into the the communal hall, wood front door leading into:

**Hall:**

Wood flooring, storage cupboard housing hot water cylinder, doors into:

**Living / Bedroom space:**

A bright and well presented living and bedroom space with two windows over the side aspect on the West facing side of the building, wood flooring, fitted wardrobes with hanging and shelving space, fitted fold down double bed, TV, telephone and power points. Opening into:

**Kitchen:**

Fitted with a range of eye and base level units with a complimentary work surface, inset sink with drainer, space for freestanding cooker with oven, grill and hob, space for freestanding appliances including washing machine and under counter fridge, low level window over the rear aspect, tile flooring and tiled splash backs.

**Bathroom:**

Fitted with a three piece bathroom suite comprising of a panel enclosed bath with shower above, low level W.C, pedestal wash hand basin, fitted cabinets, extractor fan, tile flooring and partially tiled walls.

**Allocated Parking:**

One allocated parking space is directly outside the windows of the apartment within a residents car park to the side of the block, which is located off Holmlea Road.

**General information:**

tenure: Leasehold

Lease: 961 Years remaining

Lease term: 999 from 1986

Service charge: £73.83pcm

Service charge review: Yearly

Ground rent: £100pa

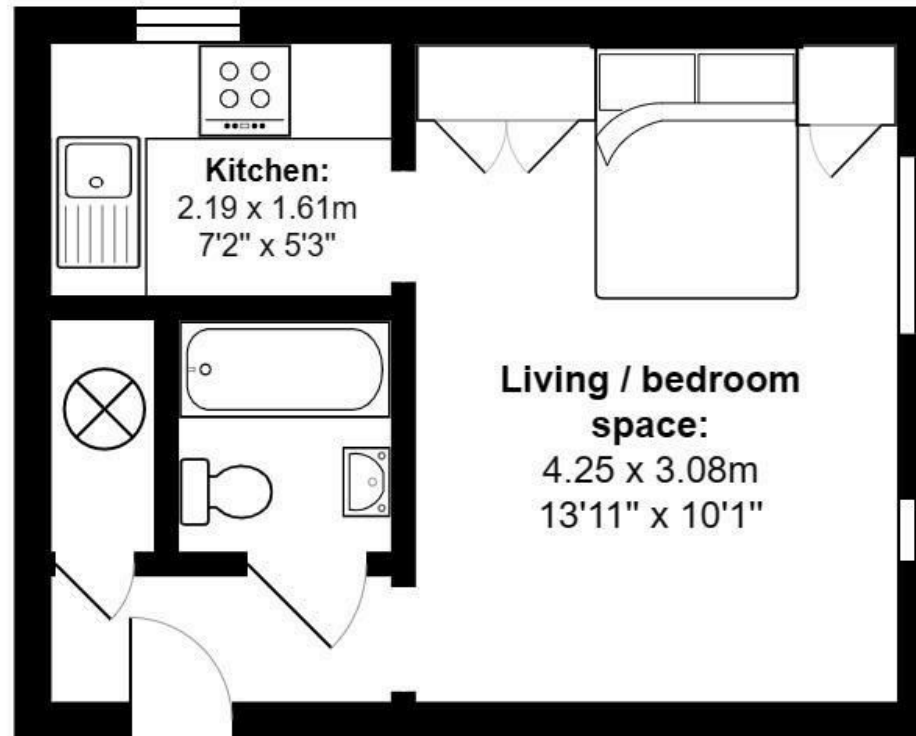
**Legal note:**

\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*









Total Area: 22.8 m<sup>2</sup> ... 246 ft<sup>2</sup>

All measurements are approximate and for display purposes only.