



APRT. 62, ST. JAMES HOUSE, MAIDENHEAD
PRICE: £215,000 LEASEHOLD

am ANDREW
MILSOM

**Apart. 62, ST. JAMES HOUSE
MAIDENHEAD
BERKS
SL6 7DY**

PRICE: £215,000 LEASEHOLD

Approximately eight years old, a stylish, one bedroom, first floor apartment in a well designed development close to town centre with communal gym and cinema.

**ONE DOUBLE BEDROOM: BATHROOM:
OPEN PLAN LIVING ROOM/KITCHEN:
ELECTRIC HEATING: PARKING:
PLEASANT COMMUNAL AREA:
COMMUNAL GYM AND CINEMA:
IDEAL FIRST PURCHASE:
EV CHARGING POINT : LIFT ACCESS:**

TO BE SOLD: Built approximately eight years ago this stylish one bedroom first floor apartment is in immaculate condition throughout and is part of a well-designed and professionally run development close to the centre of Maidenhead. The apartment benefits from the remainder of a 999 year lease and is ideal for a first time buy or 'lock up and leave'.

Front door to:-

OPEN PLAN KITCHEN/LIVINGAREA. Quality vinyl flooring throughout, Deep cupboard with Megaflow water heater and plumbing for washing machine. Newly installed MEV system for ventilation for the kitchen, bathroom and service cupboard. Range of white fronted wall and floor kitchen units with cupboards and drawers and worktop, stainless steel sink unit, built in Bosch electric induction hob and oven, built in eye level Bosch microwave, built in fridge freezer, double glazed windows, electric radiator, shelving, curtains.



BEDROOM Electric radiator, double glazed window, recessed double wardrobe with mirror fronted doors.



BATHROOM Tile paneled bath with rain forest shower head and hand shower, suspended low w.c. and wash basin, tiled walls and floor, MEV system, with booster switch, chromium heated towel rail, recessed mirror and mirror fronted bathroom cabinet.



COMMUNAL FACILITIES with paved seating areas, lawn and well maintained shrub beds, communal gym and cinema room.

PARKING rear and underground parking is available with one unallocated space and some visitor parking with secure fob entry system.



DIRECTIONS: using the postcode **SL6 7DY** From our Cookham Office Head south-west on Station Road toward High Street. Turn left onto Maidenhead Road (B4447) and continue straight. At the roundabouts, continue following signs for Maidenhead/B4447. Turn right onto Clivemont Road. Follow Clivemont Road until you reach your destination on the right.

EPC BAND: D

COUNCIL TAX BAND: C

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML Regulations. 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.

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.

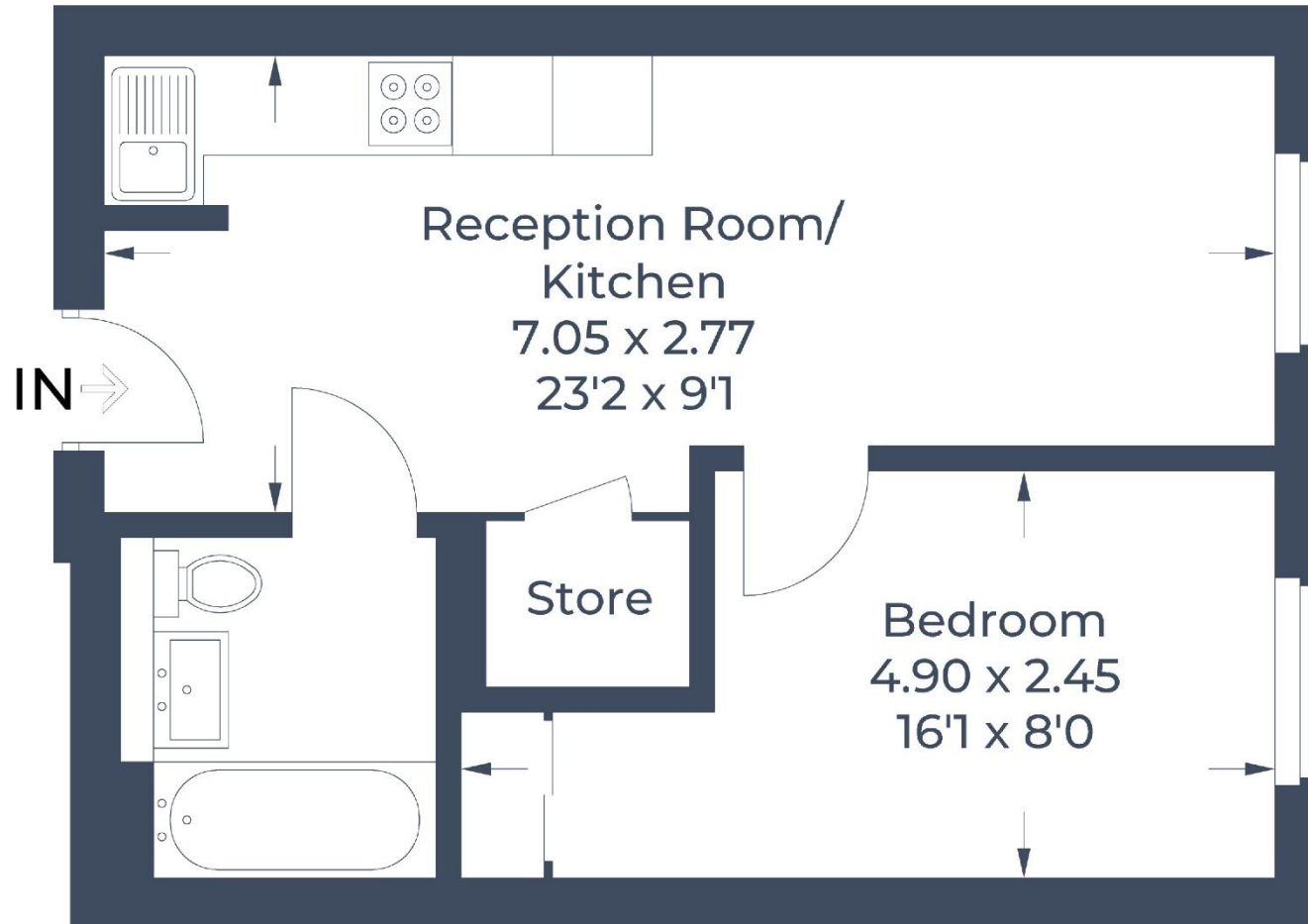
LEASE Approximately 992 years remaining

GROUND RENT £225 per annum

BUILDING INSURANCE £556 per annum

SERVICE CHARGE £1,024 every 6 months

Approximate Gross Internal Area = 34.8 sq m / 374 sq ft



First Floor

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

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