



FLAT 1, SOMERLEA, MAIDENHEAD RIVERSIDE
PRICE: £499,950 SHARE OF FREEHOLD

am ANDREW
MILSOM

**FLAT 1, SOMERLEA
COURT ROAD
MAIDENHEAD
BERKS SL6 8LH**

PRICE: £499,950 SHARE OF FREEHOLD

A charming, characterful, two bedroom, ground floor apartment, forming part of this attractive Victorian former mansion, set in outstanding lawned communal gardens that have direct access to the Thames towpath.

**SECLUDED COMMUNAL GROUNDS:
TOW PATH FRONTAGE TO RIVER THAMES:
TWO BEDROOMS, ONE WITH ENSUITE:
KITCHEN: BEAUTIFUL LIVING/DINING
ROOM: BATHROOM:
LARGE VERANDA OVERLOOKING GARDENS:
GAS CENTRAL HEATING:
2 DEDICATED PARKING SPACES:**

TO BE SOLD: A unique ground floor apartment forming part of this elegant Victorian 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 spacious property has retained many of the original features including the feature arched, recessed fireplace and an abundance of Victorian decorative ceiling and wall mouldings. The generous living/dining room opens out onto a pleasant south facing veranda overlooking the gardens. The property is set at the foot of a quiet residential road 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:

COMMUNAL ENTRANCE HALL: With original plaster mouldings and parquet flooring, private large storage cupboard, with washer / dryer, mirrored double casement doors to:-

HALLWAY: Ceiling and wall plaster mouldings, parquet flooring, radiators, archway to:-



LIVING/DINING ROOM: A grand room being part of the original dining room with feature plaster ceiling rose and cornicing, a recessed, arched feature Adams style fire place with log burner effect electric heater set on brick hearth, parquet flooring, timber wall panelling, radiators, large, square bay window with casement doors onto:-

VERANDA: Large, south facing and overlooking gardens with outside tap.

BEDROOM ONE: A good size double aspect room with parquet flooring, cornicing and dado rail, feature cast iron fire place, fitted eight door wardrobes, radiator, window.

Ensuite shower room with shower cubicle with electric shower, low w.c., pedestal basin, radiator, fully tiled walls and floor.



KITCHEN: Galley style kitchen with wall and floor cupboards and drawers, gas cooker hob and electric oven with stainless steel cooker hood, built in fridge, integrated dishwasher part tiled walls, window.



INNER LOBBY: Large, full height, deep cupboard with hanging space and shelves, wood laminate flooring and space for white goods.



BEDROOM 2: Parquet flooring, radiator, ceiling cornice.

BATHROOM: Fully tiled walls and floor, panelled bath, pedestal basin, low w.c. downlights, radiator, window.



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, gravelled parking areas with allocated parking for 2 cars. 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.



AC000025480825 EPC BAND: D

COUNCIL TAX BAND: F

SERVICE CHARGES : APPROX £300 per month

TENURE: Share of Freehold with remainder of a 999 year lease

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 = 89.7 sq m / 965 sq ft

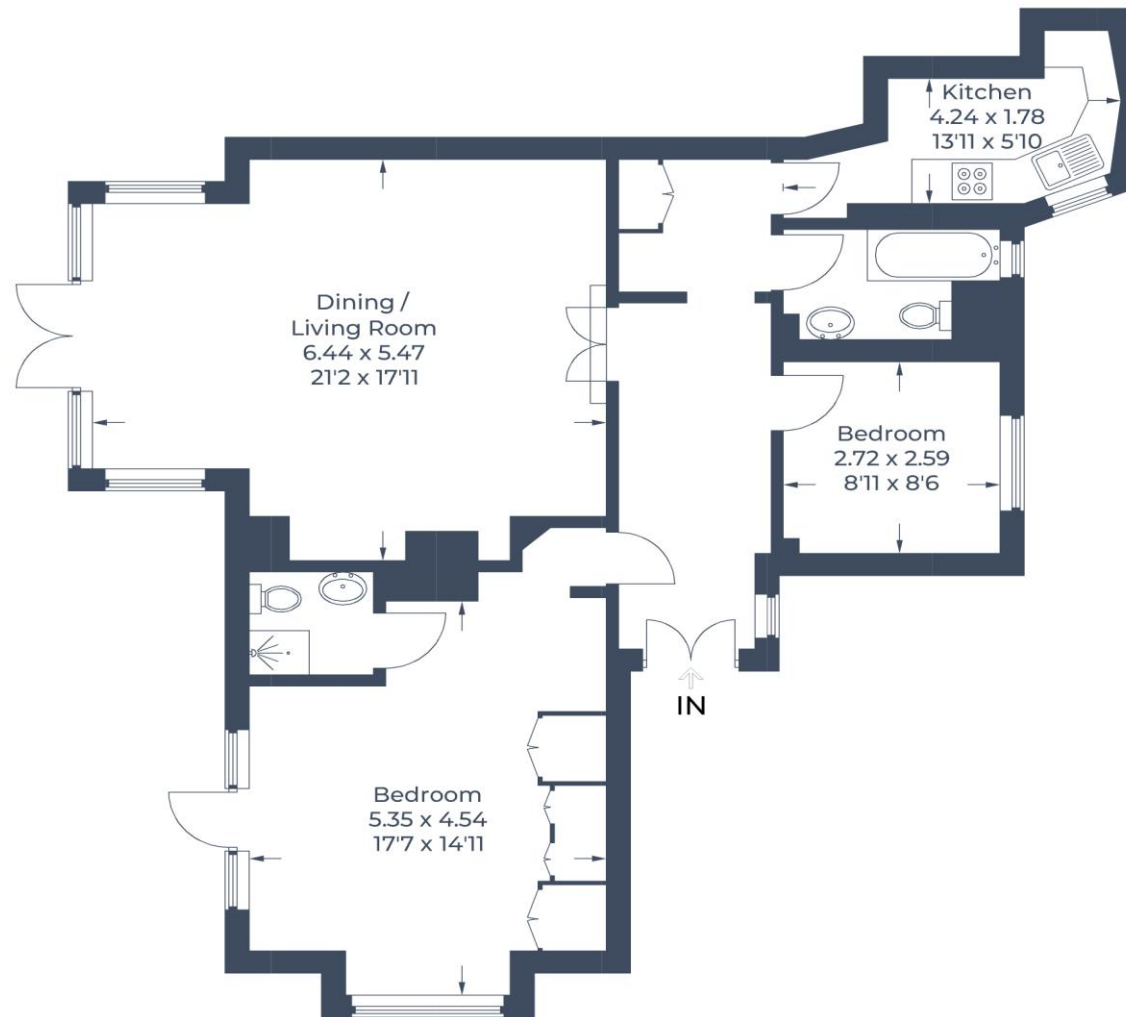


Illustration for identification purposes only,
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