



**5 MALLOW PARK, MAIDENHEAD**  
**PRICE: £339,950 LEASEHOLD**

**am** ANDREW  
MILSOM

**5 MALLOW PARK  
PINKNEYS GREEN  
MAIDENHEAD  
BERKS SL6 6SQ**

**PRICE: £339,950 LEASEHOLD**

This spacious two-bedroom first-floor maisonette has its own private garden, parking and a single garage, is situated in a popular residential area on the northern outskirts of Maidenhead close to National Trust land and ideal for easy access to the M4 and M40.

**PRIVATE GARDEN:  
TWO DOUBLE BEDROOMS:  
BATHROOM: LIVING ROOM:  
FITTED KITCHEN: GAS CENTRAL  
HEATING: DOUBLE GLAZING:  
PARKING: SINGLE GARAGE.  
NO ONWARD CHAIN.**

**TO BE SOLD:** This well-presented and planned two bedroom first floor apartment is located in a popular residential area close to Pinkney's Green National Trust land between the sought-after riverside towns of Maidenhead and Marlow. The property is being sold with no onward chain, an original 125 year lease from 1995 and is ideal for investment or as a first-time purchase. Located in Pinkneys Green with easy access to walks within National Trust countryside, the property is also well place for access to the M4 motorway at Junction 8/9. Maidenhead has an excellent array of shopping facilities and schools for primary and secondary education. The railway station provides fast access to Paddington, London via the Elizabeth Line.

The accommodation comprises

**ENTRANCE LOBBY** front door, cupboard and stairs to:

**FIRST FLOOR HALL** radiator, access to loft, airing cupboard with hot water cylinder.



**KITCHEN** with range of wall and base units with marble effect working surfaces, one and a half sinks, single drainer, mixer tap, four ring gas hob with cooker hood, space for fridge/freezer, dryer, washing machine and dishwasher, gas fired boiler.



**LIVING ROOM** recess lighting radiator.



**BEDROOM ONE** radiator.



**BEDROOM TWO** radiator, wardrobe.

**BATHROOM** white suite of panel bath, Triton shower unit, pedestal basin, WC, heated towel well, extractor fan.



**OUTSIDE**



**PRIVATE GARDEN** enclosed by panel fencing, with lawn area and patio.



**SINGLE GARAGE** with up and over door

**TENURE: LEASEHOLD.**

**THE LEASE** has a term of 125 years from 29/9/1995;

**GROUND RENT** – currently £250 per annum

**SERVICE CHARGE.** Maintenance of the property is the responsibility of each leaseholder.

**M49451026 EPC BAND: C**

**VIEWING:** To avoid disappointment, please arrange to view with our Marlow office on **01628 890707** or **homes@andrewmilsom.co.uk**.

**DIRECTIONS:** Use the postcode **SL6 6SQ**. From the Bisham roundabout on the A404, take the exit towards Maidenhead and Pinkneys Green. Continue to the top of the hill through woodland and National Trust land before taking the second right turn into Cranbrook Drive. Mallow Park will be found on the left with No 5 also being on the left.

**MONEY LAUNDERING REGULATIONS:**

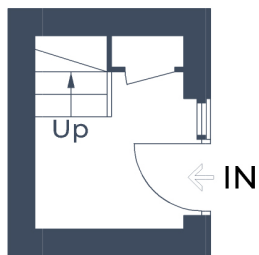
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 and furnishings.

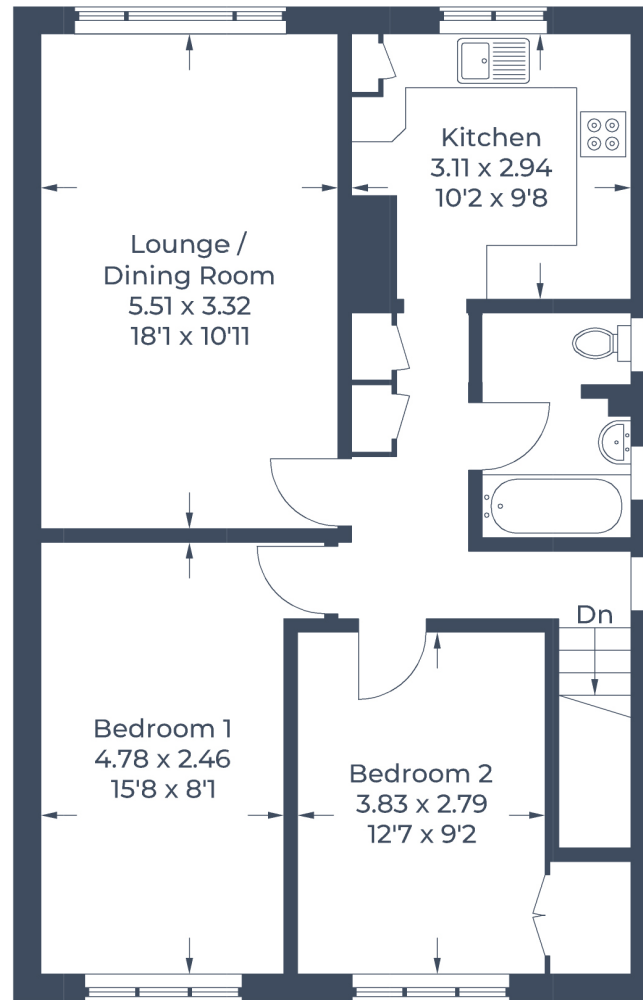
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

**DRAFT DETAILS. AWAITING CLIENTS APPROVAL**

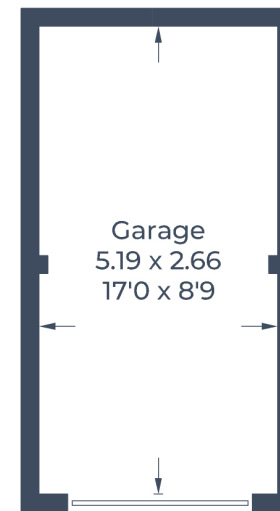
Approximate Gross Internal Area = 72.1 sq m / 776 sq ft



**Ground Floor  
Entrance**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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

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