



**Flat 14 Fairway, Shoppenhangers Road, Maidenhead SL6 2PZ**

**welcome to**

**Flat 14 Fairway, Shoppenhangers Road, Maidenhead**

Situated within a gated development, just a short walk from the town centre & mainline train station/Elizabeth Line is this spacious two bedroom, two bathroom ground floor apartment.

The property comprises; entrance hall with built-in storage cupboard, spacious living room with doors out to the patio and communal gardens, modern fitted kitchen with integrated appliances, spacious main bedroom with fitted wardrobes and en-suite, second bedroom - also with fitted wardrobes and a modern family bathroom.

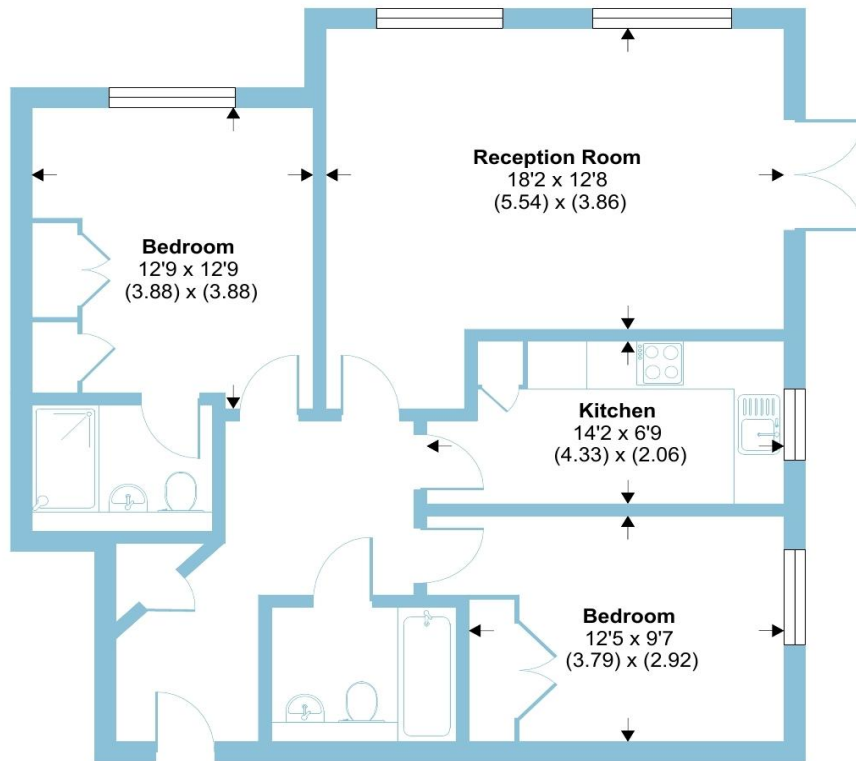
The development is set behind secure electric gates and there is residents and visitor parking.



# Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1373509



welcome to

## Flat 14 Fairway, Shoppenhangers Road

- EASY ACCESS TO TOWN CENTRE AND STATION
- SPACIOUS GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- MODERN FITTED KITCHEN
- LIVING ROOM WITH DOORS OUT TO PATIO
- RESIDENTS PARKING
- SECURE GATED DEVELOPMENT

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1536.54

Ground Rent: 200.00

**£380,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MHD123279 - 0005

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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