



Keegan White
ESTATE AGENTS

21 Patterson Drive | 30% Share | £111,000

21 Patterson Drive | Harvest Hill | Maidenhead | SL6 2QP

- Shared Ownership
- First Floor
- Two Bedrooms
- 10 Year NHBC Warranty
- Kitchen Appliances Included
- Balcony

This particular first floor apartment provides an open-plan living arrangement that is designed to a high specification. The apartment's front door opens into the hallway that has two cupboards and gives access to all rooms. The kitchen is fully equipped with base & eye level storage units, a sink & drainer inset to the worktop, along with the appliances including: fridge freezer, washing machine, oven, induction hob and extractor fan. The living area has twin patio doors that lead out to the balcony. There are two double bedrooms and the bathroom suite is complete with a panel bath, overhead shower & screen, WC, handbasin and extractor fan. The flooring to the living areas will be carpeted, with linoleum flooring to kitchen area and bathroom. Parking is allocated for one vehicle with additional visitor bays. Heating is with underfloor heating provided by air source heat pump.

Harvest Hill is a new development located about a mile and a half to the south of Maidenhead's town centre and railway station, which makes it ideal for those who work in town, or who need to commute into London via Great Western Railways, or Elizabeth Line. The town centre offers a wealth of retail, leisure, hospitality and entertainment venues, and there is a wide range of other recreational clubs and societies, some of which can be found at Braywick Leisure Centre, and Sports & Recreation Grounds which are within walking distance of the property.

For those that are unfamiliar, Shared Ownership provides an affordable alternative to renting and allows buyers to enter the housing market with a home that suits their needs. Buyers can purchase varying levels of shared ownership from 10% upwards, and pay an affordable monthly rent of 2.75% on the unowned share. These shared ownership homes come with a long Lease and over time a buyer can increase the percentage share owned to the full 100% ownership.

Additional Information to be verified by solicitor:

Lease Length: 990 years.

Service Charge: £1,344 per year.

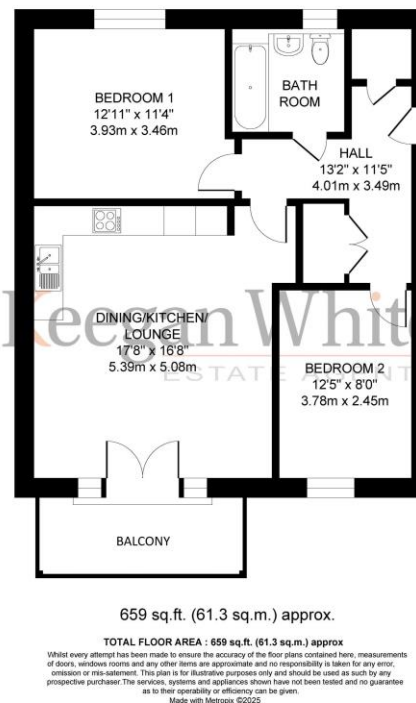
Predicted EPC: B (83).

Shared ownership examples:

25% shared ownership costs £92,500 & the monthly rent would be £636.

50% shared ownership costs £185,000 & the monthly rent would be £424.

75% shared ownership costs £277,500 & the monthly rent would be £212.



These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS