



**12 Berry Hill Court Berry Hill, Maidenhead, SL6 0EH**  
**£365,000 Share of Freehold**

**CHAIN FREE** An excellent opportunity to purchase a well kept two bedroom apartment in a unique and spacious private development, set in extensive grounds with parking and garage. Located within a short distance of Taplow Station (Elizabeth Line) and the Bishop Centre (Tesco and other shops) and within easy reach of Maidenhead Town Centre.

### **Carpeted Communal Entrance Hall**

Stairs to first floor, meter cupboard.

### **Private Entrance Hall**

Cloaks cupboard.

### **Sitting/Dining Room**

Nest heating controller, TV and Sky cabling.

### **Kitchen**

Good range of floor and wall cupboards, drawers, inset sink, built in oven with ceramic hob and extractor over, built in tall fridge/freezer, space for microwave with drawers under, cupboard with washer/dryer. cupboard housing Baxi gas fired boiler.

### **Inner Hall**

Airing cupboard.

### **Bathroom**

White suite of pedestal wash basin, close coupled WC, panelled bath with shower attachment, glazed screen, chrome heated towel rail.

### **Double Bedroom**

### **En Suite Shower Room**

Pedestal wash basin, chrome heated towel rail, fully tiled ceramic walls and floor, mirror.

### **Double Bedroom**

Access hatch to loft.

### **Outside**

Berry Hill Court has superb grounds bordering fields and woodland. Ample parking.

### **Garage**



Floor Plan

Approximate Floor Area = 67.4 sq m / 725 sq ft  
Garage Area = 13.3 sq m / 143 sq ft  
Total = 80.7 sq m / 868 sq ft

Berry Hill Court

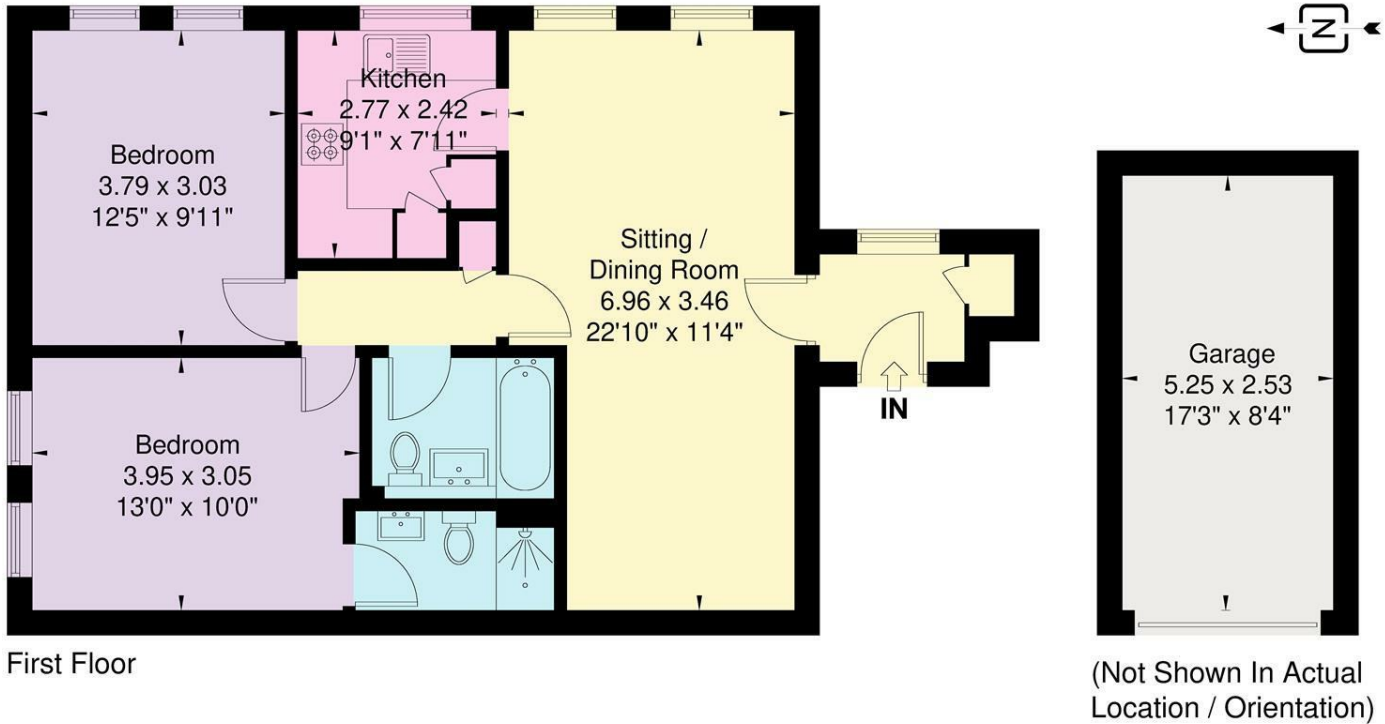
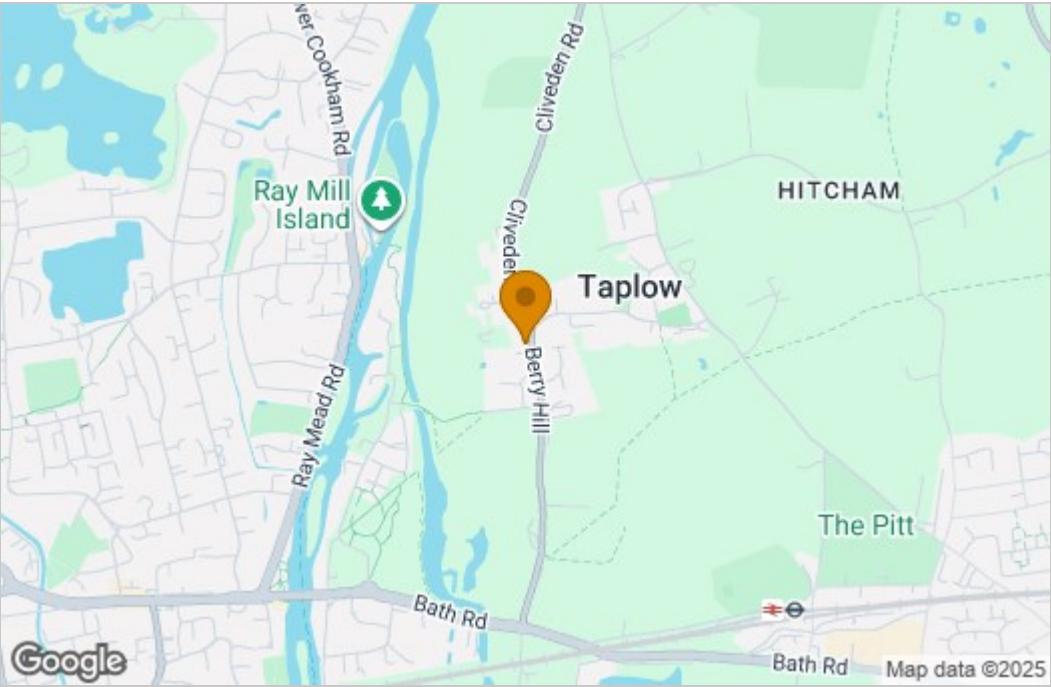
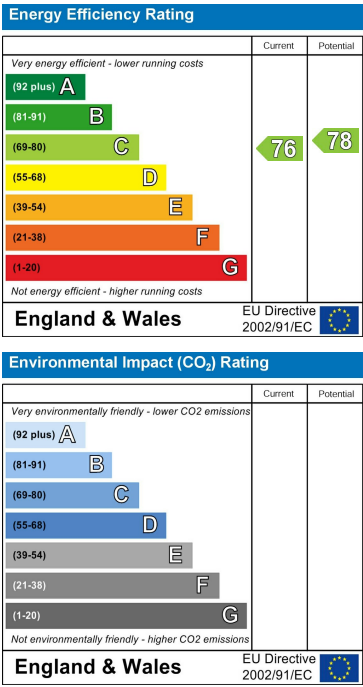


Illustration for identification purposes only,  
measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.