



30 Lynton Green, Maidenhead SL6 6AN

welcome to

30 Lynton Green, Maidenhead

Situated in a popular cul-de-sac, within easy reach of the town centre and mainline train station/Elizabeth Line is this well-proportioned two double bedroom first floor maisonette - a freehold property with a large garden and private entrance. The gated access leads to the stairs, taking you up to the property. There is a good size living room with high ceilings, fitted kitchen, large principal double bedroom, second double bedroom, bathroom and a large attic area for storage. There is a large garden with the property and ample parking for the residents and visitors. A rare share of freehold maisonette, being sold with no onward chain. Ground Rent charge of £382.07 for the upkeep of the private road.

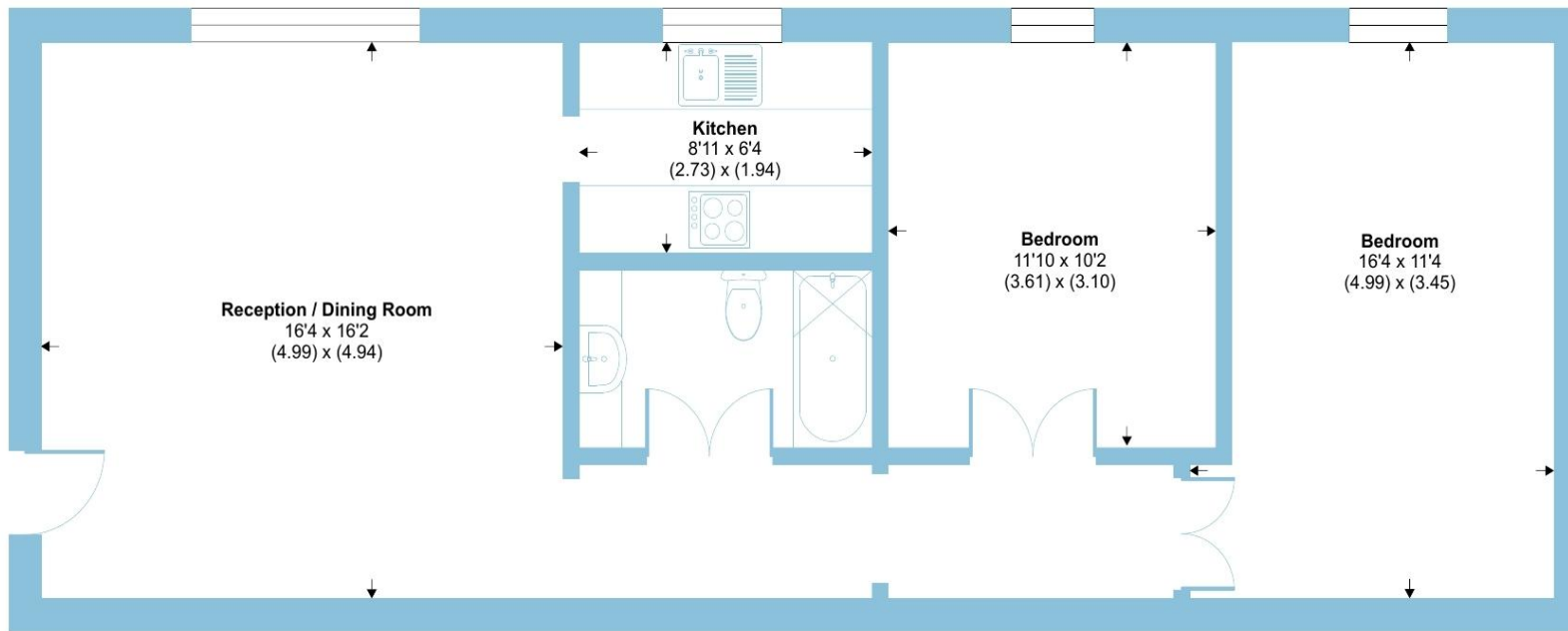




Lynton Green, Maidenhead, SL6

Approximate Area = 763 sq ft / 70.8 sq m

For identification only - Not to scale



FIRST FLOOR

welcome to

30 Lynton Green, Maidenhead

- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- LARGE PRIVATE GARDEN
- TWO SPACIOUS DOUBLE BEDROOMS
- LARGE ATTIC AREA FOR STORAGE
- GROUND RENT CHARGE OF £382.07 FOR THE UPKEEP OF THE PRIVATE ROAD
- EASY ACCESS TO TOWN CENTRE & STATION
- CATCHMENT FOR LOCAL SCHOOLS

Tenure: Share of Freehold EPC Rating: D
Council Tax Band: D

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123349 - 0004

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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