



£250,000
Vanwall Road
Maidenhead, SL6 4FW

PROPERTY SUMMARY

An opportunity to acquire this delightful two-bedroom ground floor apartment, featuring a modern contemporary white gloss kitchen with integrated appliances, stonework tops and a stylish bathroom room. The property is conveniently located close to the town centre, within approx. 1 Mile of the mainline railway station (Paddington/Elizabeth Line) and features a long lease of 996 years remaining and is offered for sale with NO CHAIN.

2



1

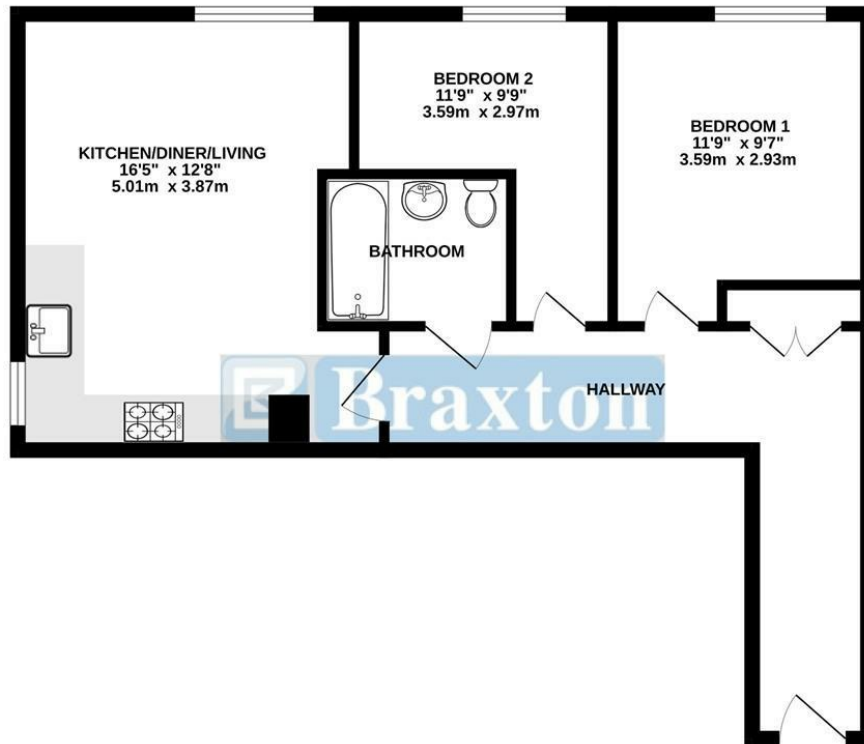


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GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE

Leasehold

996 years remaining

Service charge: £2,131.75 per annum

Ground rent: £0 per annum

EPC RATING

D

COUNCIL TAX BAND

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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