



7 HERON COURT, COOKHAM
PRICE: £375,000 LEASEHOLD

am ANDREW
MILSON

**7 HERON COURT
SANDPIPERS PLACE
WORCESTER ROAD
COOKHAM
BERKS SL6 9PF**

PRICE: £375,000 LEASEHOLD

Built approximately twelve years ago, a stylish two bedroom first floor apartment situated in this private and convenient setting and strongly recommended for an internal inspection.

**WELL KEPT COMMUNAL GARDENS:
MAIN BEDROOM WITH ENSUITE SHOWER
ROOM: FURTHER DOUBLE BEDROOM:
BATHROOM:
COMMUNAL ENTRANCE HALL WITH
SECURITY ENTRYPHONE SYSTEM:
PRIVATE ENTRANCE HALL:
LIVING/DINING ROOM:
FITTED KITCHEN WITH APPLIANCES:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZED WINDOWS:
RESIDENT'S PARKING.**

TO BE SOLD: an impressive two-bedroom first floor former show home apartment built approximately fifteen years ago providing stylish and well-kept light and airy living accommodation, worthy of an internal inspection. Features of this property include a good-sized main bedroom with an ensuite shower room, a further double bedroom, bathroom, fitted kitchen with built in appliances and a 20' reception room with wooden flooring and dual aspect double glazed windows. Surrounding Heron Court are well-kept communal gardens with resident's parking. Local amenities at Cookham Rise include shops for day-to-day needs and a medical centre. More extensive shopping and leisure facilities are available in the larger town of Marlow. There is also a branch line station which links, via Maidenhead, to Central London.

The M4 and M40 motorways are easily accessible at Maidenhead and High Wycombe respectively. The accommodation comprises:

COMMUNAL FRONT DOOR with security entry phone system leading to

COMMUNAL HALLWAY with stairs to First Floor Landing and front door to

ENTRANCE HALL with wooden flooring, radiator, airing cupboard housing Megaflow water tank with slatted shelf space.



LIVING/DINING ROOM: dual aspect room with double glazed windows, wooden flooring, two radiators, television point and double doors to



KITCHEN: fitted with a range of white floor and wall mounted units, stainless steel trim work surfaces, one and a half bowl single drainer sink unit, tiled borders, Siemens ceramic hob with stainless steel splashback and extractor fan over, Siemens electric oven below, concealed central heating boiler for gas central heating and domestic hot water, nest of drawers, integrated fridge/freezer, washing machine and dishwasher, television aerial point, front aspect double glazed window, skirting heater and ceramic tiled flooring.



BEDROOM ONE: rear aspect room with double glazed window, smoked glass fronted double doors to wardrobe, radiator, television aerial point and door to

ENSUITE SHOWER ROOM with tiled and glazed corner shower cubicle and power shower, suspended wash hand basin, low level w.c., partly tiled walls, mosaic border, ceramic tiled flooring, chromium heated towel rail, double glazed frosted window.



BEDROOM TWO: rear aspect room with double glazed window, smoked glass fronted double doors to wardrobe and radiator.



BATHROOM with white suite comprising tiled enclosed bath with mixer taps and handheld shower, suspended wash hand basin and low level w.c., fully tiled walls, ceramic tiled floor and heated towel rail.

OUTSIDE



Surrounding Herron Court are well kept **COMMUNAL GARDENS** and **RESIDENT'S PARKING**. There is one allocated parking space plus visitor parking and also brick built cycle and bin storage.

TENURE: Leasehold with approximately 83 years remaining.

GROUND RENT: the ground rent is £500 per annum.

EPC BAND: C

COUNCIL TAX BAND: E

VIEWING: To avoid disappointment, please arrange to view with our **Cookham office on 01628 531222**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Cookham office turn left and proceed over the railway crossing turning left into High Road and proceed for approximately 500 yards turning left into Worster Road and then right into Sandpipers Place where the property will be found straight ahead.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result, on agreement of a purchase, you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

NOT TO SCALE

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