

Petty Cross, Suffolk Close, Cippenham, Berkshire, SL1 6JB

£185,000

Leasehold

b simmons

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Tucked away in a cul-de-sac location and approximately just 0.3 miles from Burnham railway / Elizabeth line station, B Simmons are delighted to present to the market this top floor spacious purpose apartment, offered with no onward chain.

As you enter the apartments, you walk into very clean and well kept communal hallway with stairs leading to the top floor and a private entrance. There is an entrance hallway with a built in cupboard housing the hot water tank and a hatchway giving access to loft storage space. Adjoining doors provide access to a double bedroom, a spacious living/dining room, a modern fitted kitchen and a 'Jack and Jill' bathroom having a matching white suite comprising a wash hand basin, panelled bath with shower over and a low level W.C. The property further benefits from double glazing, electric heating and a security entry phone system. Outside, there are communal gardens and a residents car park, with an allocated parking space for one car and plenty of visitors spaces.

This property is conveniently situated within walking distance of Burnham's railway / Elizabeth line station, good bus links, Slough Trading Estate, local restaurants and just minutes from Junction 7 of the M4 Motorway.

Property Information: Lease Remaining: Approx. 101 years

Ground Rent: Approx. £150.00 PA

Maintenance Charges: Approx. £2500.00 PA

Council Tax Band: B / EPC Rating: C

(all to be verified by a solicitor)

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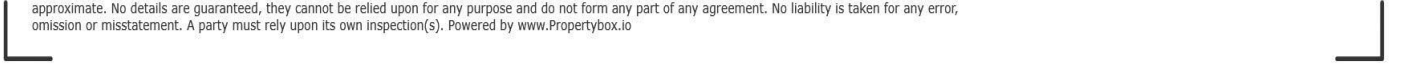


Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.