



GUIDE PRICE

£775,000

The Courtyard

Maidenhead, SL6 4FZ

PROPERTY SUMMARY

An opportunity to acquire this delightful and well-presented four-bedroom, three bath/shower room (three en-suite, one via a Jack & Gill Bathroom) family home which provides generous living accommodation arranged over three floors, occupying a private cul-de-sac close to the town centre and within approx. 0.5 Miles of the mainline railway station (Paddington/Elizabeth Line). NO CHAIN

Service Charge for upkeep of communal areas and private road, grounds, street lighting etc is currently £600 P.A

4



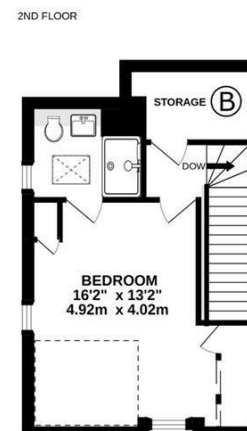
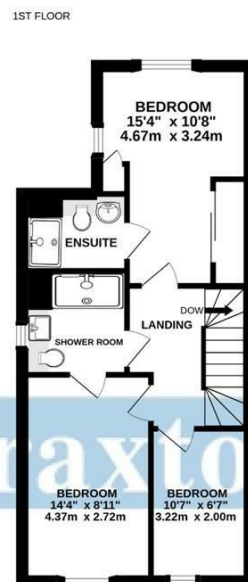
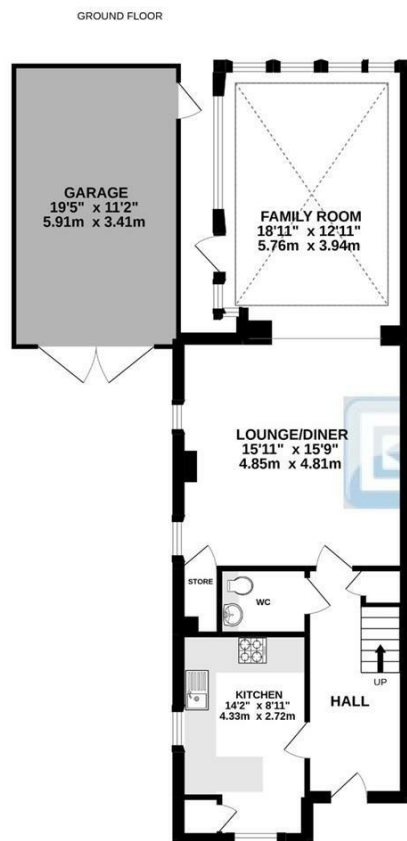
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TOTAL FLOOR AREA : 1641 sq.ft. (152.5 sq.m.) approx.

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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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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