



FLAT 2, ROSELEIGH, COOKHAM HIGH STREET
PRICE: OIEO £310,000 LEASEHOLD

am ANDREW
MILSON

**FLAT 2
ROSELEIGH
COOKHAM
BERKS SL6 9SF**

**PRICE: OIEO £310,000
LEASEHOLD 998 Yrs**

A beautifully refurbished two-bedroom maisonette in
the heart of Cookham Village, offered with no
onward chain

**TWO-BEDROOM FIRST-FLOOR
MAISONETTE**

**RECENTLY REFURBISHED PERIOD
CONVERSION**

**PRIME HIGH STREET LOCATION IN THE
HEART OF COOKHAM VILLAGE**

PRIVATE OUTDOOR SPACE

USEFUL LOFT ROOM

NEW LONG LEASE

NO ONWARD CHAIN

EPC RATING: D

COUNCIL TAX BAND: F

**EXCELLENT ROAD AND RAIL LINKS TO
LONDON AND HEATHROW**

TO BE SOLD: Situated in a prominent and highly sought-after position on Cookham High Street, this delightful first-floor maisonette forms part of an attractive period building that has been recently refurbished. The property combines character features with modern finishes and enjoys immediate access to everything this popular Thameside village has to offer.

The accommodation is well presented throughout and benefits from a private outdoor space, together with a useful loft room providing valuable additional storage or flexibility. The property is offered with the advantage of a new long lease and is sold with no onward chain, making for a straightforward and appealing purchase.

Cookham is renowned for its village atmosphere, riverside walks, and excellent local amenities, while also offering strong commuter connections. The M4 motorway provides convenient access to Heathrow Airport and Central London, and Maidenhead Station offers fast and frequent rail services to London Paddington.

From the street, the front door leads to a covered exterior **GROUND FLOOR HALLWAY** leading to the rear of the property.

OUTDOOR STAIRS leading to decked patio with table and chairs and composite front door of the property and into the hallway as pictured below.



LIVING ROOM Large carpeted living room with exposed fireplace, period style radiators and sash window. The room also benefits from panelling detail on the walls and views up and down the high street.



KITCHEN A fully fitted spacious and modern kitchen with dishwasher, washing machine, gas hob, electric oven, fridge freezer, wall-mounted gas-fired central heating. Plenty of storage and granite work surfaces.



BEDROOM 1 Large carpeted double bedroom with sash windows over looking the high street, Victorian style fire place and period style radiators.



BEDROOM 2 Rear facing second bedroom, carpeted with metal Victorian fireplace and period style radiators.



BATHROOM Three-piece bathroom with rainforest power shower above the bath and long glass screen. Tiled floor and radiator.

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EPC BAND: D

COUNCIL TAX BAND: F

Lease remaining 998 years

VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: From our Cookham office in Station Parade turn right onto Station Hill. Go straight on over the mini roundabout towards Cookham High Street. The property can be found on the left-hand side of the entrance to Cookham Arcade.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'



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.

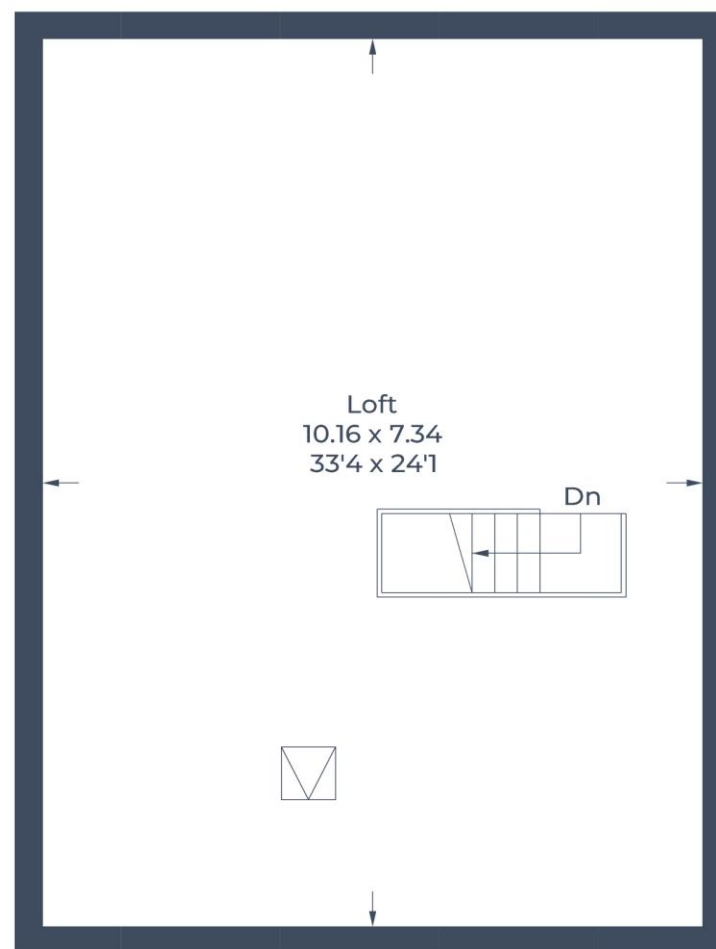
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



Approximate Gross Internal Area
First Floor = 74.4 sq m / 801 sq ft
Second Floor = 73.7 sq m / 793 sq ft
Total = 148.1 sq m / 1,594 sq ft



First Floor



Second Floor