



A TWO double bedroom first floor apartment within easy reach of Maidenhead Crossrail station which comes to the market with no onward chain complications and low maintenance charges. Featuring a fully fitted kitchen, spacious reception room with access to balcony, two good sized double bedrooms and a well appointed family bathroom

Located within a gated development just a short walk from the town centre and local amenities we feel this property would make an ideal first time buy or investment



Property Information

- NO CHAIN
- TWO DOUBLE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS & INVESTORS
- BALCONY
- CLOSE TO MAIDENHEAD AND CROSSRAIL STATION
- ALLOCATED PARKING
- GATED DEVELOPMENT

x2

Bedrooms

x1

Reception Rooms

x1

Bathrooms

x1

Parking Spaces

N

Garden

N

Garage

Charge Information :
There are 91 years remaining on the lease.

Service Charge: £660.00 payable every six months

Ground Rent : £200 increases every 25 years by £100. (increasing in 2041)

Location
This property is conveniently located within a gated development with Maidenhead Crossrail Railway station approximately 0.2 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London.

Sports And Leisure
There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants.

External
Externally there is balcony and plentiful residents parking

Council Tax
Band D

Floor Plan

Sherbourne Court
Approximate Floor Area
573.50 Square feet 53.28 Square metres

First Floor Flat

Bedroom
3.43m x 3.07m
(11'3" X 10'1")

Bedroom
3.32m x 2.45m
(10'11" X 8'1")

**Sitting Room/
Dining Area**
5.52m x 4.92m
(18'1" X 16'2")

Kitchen
2.90m x 1.98m
(9'6" X 6'3")

Bathroom

Balcony

IN

Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

