



COOKHAM
PRICE: £300,000 LEASEHOLD

am ANDREW
MILSOM

**85 BROOMHILL
COOKHAM
BERKSHIRE
SL6 9LW**

PRICE: £300,000 LEASEHOLD

Situated on the ever popular Broom Hill development, a spacious, light and airy and ground floor maisonette requiring the next upgrade, double glazing, front and rear private gardens, and garage in block
Located within walking distance of the centre of Cookham Rise with its shops and railway station.

**PRIVATE GARDEN TO REAR
GARDEN TO FRONT
TWO BEDROOMS
KITCHEN
DOUBLE ASPECT LIVING ROOM
GAS WARM AIR HEATING
DOUBLE GLAZING
GARAGE IN A BLOCK
CONVENIENT LOCATION
NO CHAIN**

TO BE SOLD: A spacious, well laid out ground floor maisonette which is situated on the sought after and conveniently located Broom Hill development. The property offers great potential for modernisation and has low outgoings combined with the remainder of a 999 year lease. Broom Hill is situated approximately within a ten minute walk to the centre of Cookham Rise which offers a range of shops for most day to day needs, doctor and dentist surgeries, the popular Cookham Rise school and also the branchline railway station which links to Marlow and Maidenhead.

Cookham village offers a variety of riverside walks and several popular gastro pubs

whilst the M40 and M4 motorways are easily accessible for the commuter via the A404 Marlow Bypass. The accommodation in further detail comprises,

CANOPIED ENTRANCE PORCH with double glazed front door to:-

ENTRANCE HALL: meter cupboard, cupboard housing warm air heating system



KITCHEN: Range of white fronted wall and floor kitchen cupboards and drawers, stainless steel one and a half bowl sink unit, granite effect worktops, stainless steel cooker hood. Gas cooker point, plumbing for washing machine, part tiled walls double glazed window to rear, deep pantry, laminate flooring.



LIVING ROOM: Double aspect with large double glazed windows to the front and side, t.v. point, coved ceiling.

INNER HALLWAY: Airing cupboard with hot water cylinder, further cupboard with shelving.



BEDROOM ONE: Double glazed window to front, fitted sliding door wardrobe with further built in behind.



BEDROOM TWO: Double glazed window to front and built in double wardrobe



BATHROOM: White suite of low level w.c., wash basin set into vanity unit, large walk in shower cubicle with screen and shower mixer unit. tiled floor, part tiled walls chromium heated towel rail

OUTSIDE



GARDENS: Area of lawn to the front of the property and pathway down side of property to an area of garden the rear of the maisonette chiefly laid to lawn.

GARAGE with up and over door situated last in the block to the right of the maisonette.

The property is **LEASEHOLD**.
TENURE: Remainder of a 999 year lease

GROUND RENT: £15 p.a

AC00003448 **EPC RATING: D**

COUNCIL TAX BAND: D

DIRECTIONS: From the office in Cookham turn left into Station Hill and over the level crossing into Lower Road, continue to the end of Lower Road turning left into Whyteladyes Lane, ascend the hill taking the second turning on the left into Broomhill. The property to be sold can be found at the back of the development.

**For an appointment to view please call
Andrew Milsom Cookham
01628 531222**

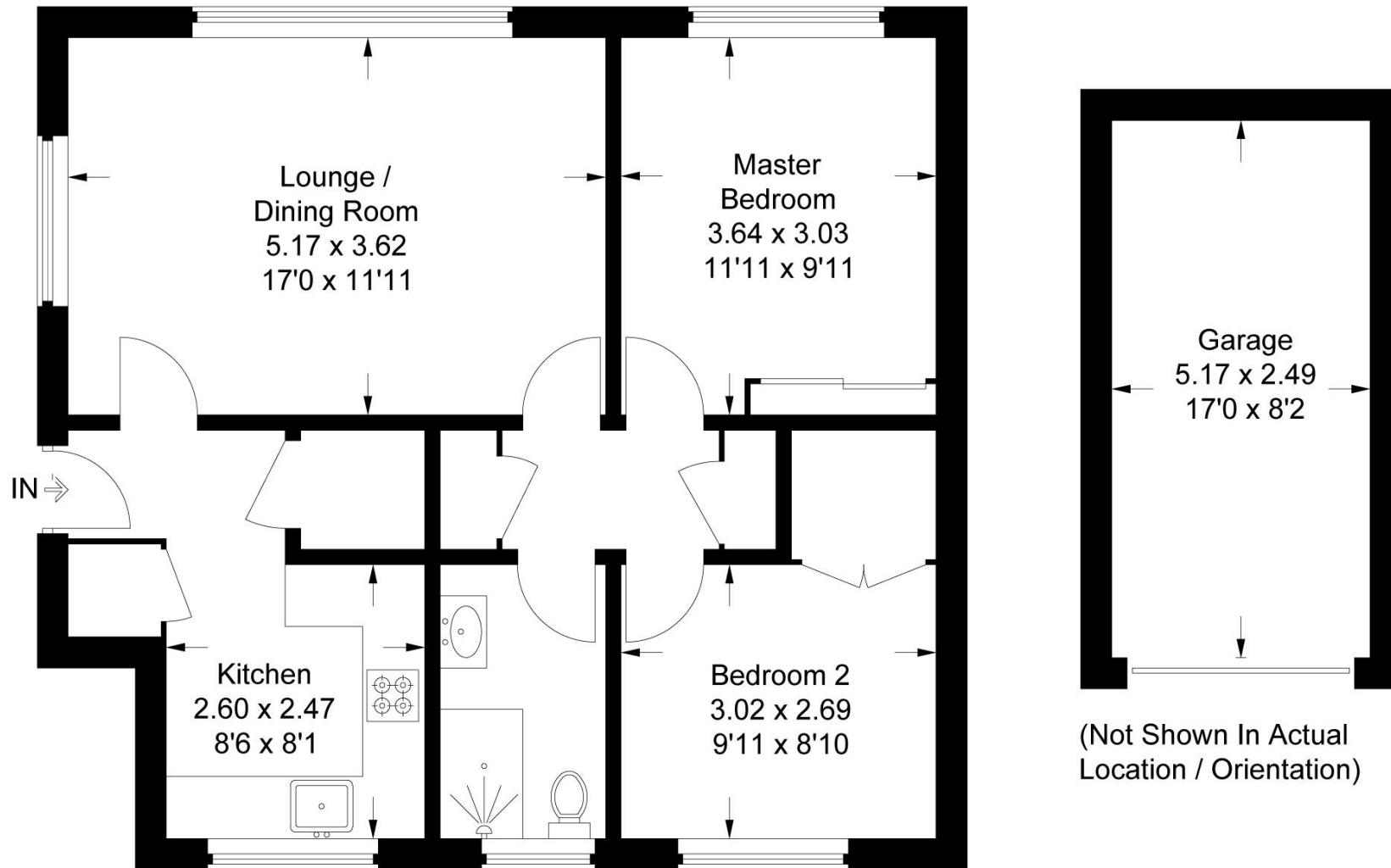
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 and furnishings.

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

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 and furnishings.

Approximate Gross Internal Area
Ground Floor = 63.4 sq m / 682 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 76.6 sq m / 824 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.