



FLAT 3 MEAD HAZE, MAIDENHEAD
PRICE: £275,000 FREEHOLD

am ANDREW
MILSON

**FLAT 3 MEAD HAZE
LOWER COOKHAM ROAD
MAIDENHEAD
BERKS SL6 8JL**

PRICE: £275,000 SHARE OF FREEHOLD

A rare opportunity to purchase a spacious, ground floor one bedroom apartment with share of freehold and remainder of 999 year lease set in a secure gated development. Pleasantly landscaped with allocated carport parking. In the sought-after Maidenhead River Area.

**SPACIOUS ENTRANCE HALL:
LIVING ROOM: KITCHEN: GOOD SIZED
BEDROOM: BATHROOM: DOUBLE
GLAZING: ELECTRIC HEATING:
PLEASANTLY LANDSCAPED COMMUNAL
GARDENS: SEPARATE PARKING AREA
WITH CARPORT: GATED SECURITY:
SOUGHT AFTER LOCATION**

TO BE SOLD Mead Haze is a small development of good sized one bedroom apartments which enjoy a tenure of a share of freehold with an underlying 999 year lease (remainder of) The outgoings are modest as the property is self-managed, this ground floor apartment enjoys spacious accommodation, in good order throughout. The communal areas are very well cared for with gardens to the front and rear being pleasantly landscaped. There is a high brick wall at the rear behind which is the parking area with allocated parking spaces many of which are under a carport. To the front a further visitor parking, the whole of the development is highly secure with gated security and brick walling and wrought iron railings. Mead Haze is located along the lower Cookham Road in the sought after River Area of Maidenhead town which provides major facilities for schooling, shopping, sporting and social requirements and the mainline railway station

with fast services via the Elizabeth Line to central London and beyond.
For the motorist the M4 motorway is easily accessible.

The accommodation in further detail comprises:

COMMUNAL ENTRANCE pillared communal entrance with entryphone system to

COMMUNAL HALLWAY with glass fronted doors to front and rear, door to



HALLWAY spacious with fitted deep built cupboard unit with shelving and further large storage cupboard, electric heater, solid wood flooring, coved ceiling and entryphone.



LOUNGE with solid wood flooring, full height double glazed windows to front and modern vertical electrical radiator, coved ceiling, TV point.



KITCHEN good range of white floor and wall units comprising cupboards and drawers with enamel one and half bowl sink, all under work surfaces, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, built in electric hob and oven with extractor hood over, under cupboard lighting, part tiled walls, tiled floor, double glazed window to front.



BEDROOM good sized bedroom with solid wood flooring, full height double glazed window to rear, built in four door wardrobe, coved ceiling, radiator.



BATHROOM double glazed window to rear, panelled bath with bifold screen and mixer shower unit, wash basin in vanity cupboard and low WC, chromium heated towel rail, fully tiled walls and floor with extractor fan.

OUTSIDE



FRONT GARDEN Well cared for landscaped communal gardens to the front is chiefly laid to lawn with flower and shrub beds, with visitor parking spaces, side passages to both sides through to :-



REAR GARDEN attractive rear gardens with large area of lawn with mature flower and shrub beds, a high brick wall behind which is a good sized parking area with allocated parking and some allocated carports of which Flat 3 has one designated, outside tap and lights.

AC00003335

EPC BAND: E

COUNCIL TAX BAND: C

DIRECTIONS: Follow directions to SL6 8JL from Maidenhead Bridge and the block is on the left hand side.

VIEWING. Please arrange to view with our **Cookham Office on 01628 531222**. We shall be pleased to accompany you on your inspection.

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, 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 = 47.7 sq m / 513 sq ft

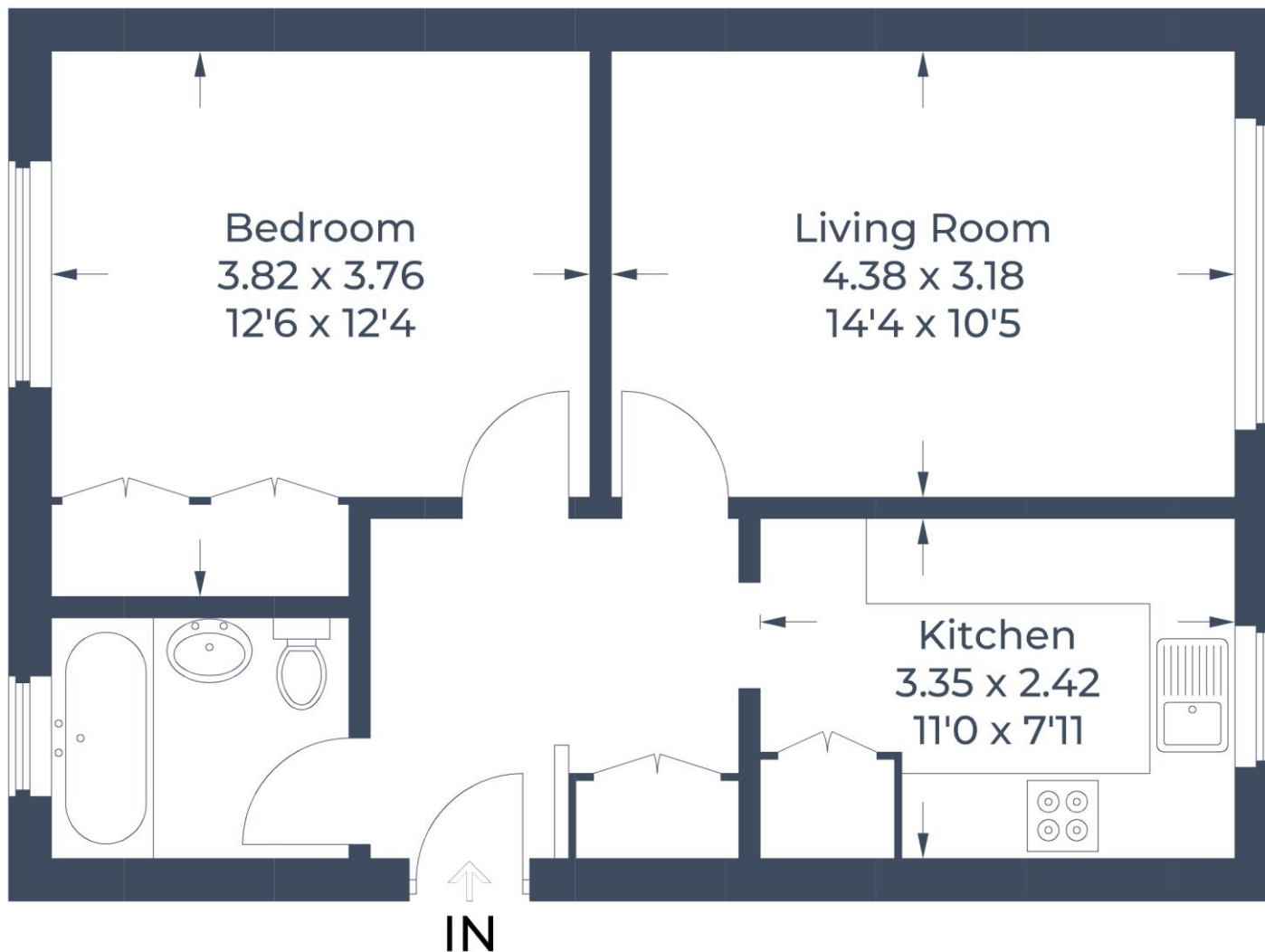


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