



**17 CALDER COURT, GRINGER HILL, MAIDENHEAD**  
**PRICE: £279,000 SHARE OF FREEHOLD**

**am** ANDREW  
MILSON



**17 CALDER COURT,  
GRINGER HILL  
MAIDENHEAD  
BERKS SL6 7NB**

**PRICE: £279,000 SHARE OF FREEHOLD**

A spacious, ground floor, well maintained apartment set in a quiet location at the rear of this popular development within easy walking distance of Maidenhead town centre and railway station.

**TWO BEDROOMS  
BATHROOM  
LOUNGE DINING ROOM  
KITCHEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
QUIET LOCATION  
NO ONWARD CHAIN**

**TO BE SOLD:** Calder Court is a well laid out and pleasantly landscaped development located within a short walk of the town centre. This ground floor two bedroom apartment offers good sized, light and airy accommodation with plenty of storage. The apartment is located at the rear of the development in a quiet location. Furze Platt halt station is within a five minute walk and Maidenhead town offers a range of shopping, sporting and schooling and with a fast rail service to central London on the Elizabeth Line. There is also easy access to the M4 and M40 motorways.

The accommodation in further detail comprises:

Double glazed leaded light front door to

**HALLWAY** with radiator behind screen and shelf over, storage cupboard and two large double doored storage cupboards, laminate flooring.



**LOUNGE / DINING ROOM** double glazed picture window to garden, wall light points, radiator.



**KITCHEN** good range of wall and floor units comprising cupboards and drawers and stainless steel sink unit with worktops over, electric cooker point, plumbing for washing machine, space for fridge and freezer, stainless steel extractor hood, Glow Worm wall mounted gas central heating boiler, fluorescent lighting, part-tiled wall, hatch to lounge/dining room, double glazed picture window to garden to front, double glazed picture window, wall light points, radiator.



**BEDROOM ONE** radiator, storage cupboard, double glazed window to front.



**BEDROOM TWO** radiator, built in wardrobe, double glazed window to front, radiator.



**BATHROOM** suite of low level WC. panelled bath with mixer shower unit, pedestal basin, chromium heated towel rail, part-tiled wall, double glazed window.



**OUTSIDE** well kept communal gardens and walkways with ample parking.

**AC00003501**      **EPC BAND: C**

**COUNCIL TAX BAND: C**  
**SERVICE CHARGE: To be advised**

**VIEWING:** Please contact our Cookham office  
[cookham@andrewmilsom.co.uk](mailto:cookham@andrewmilsom.co.uk) or 01628 531 222.

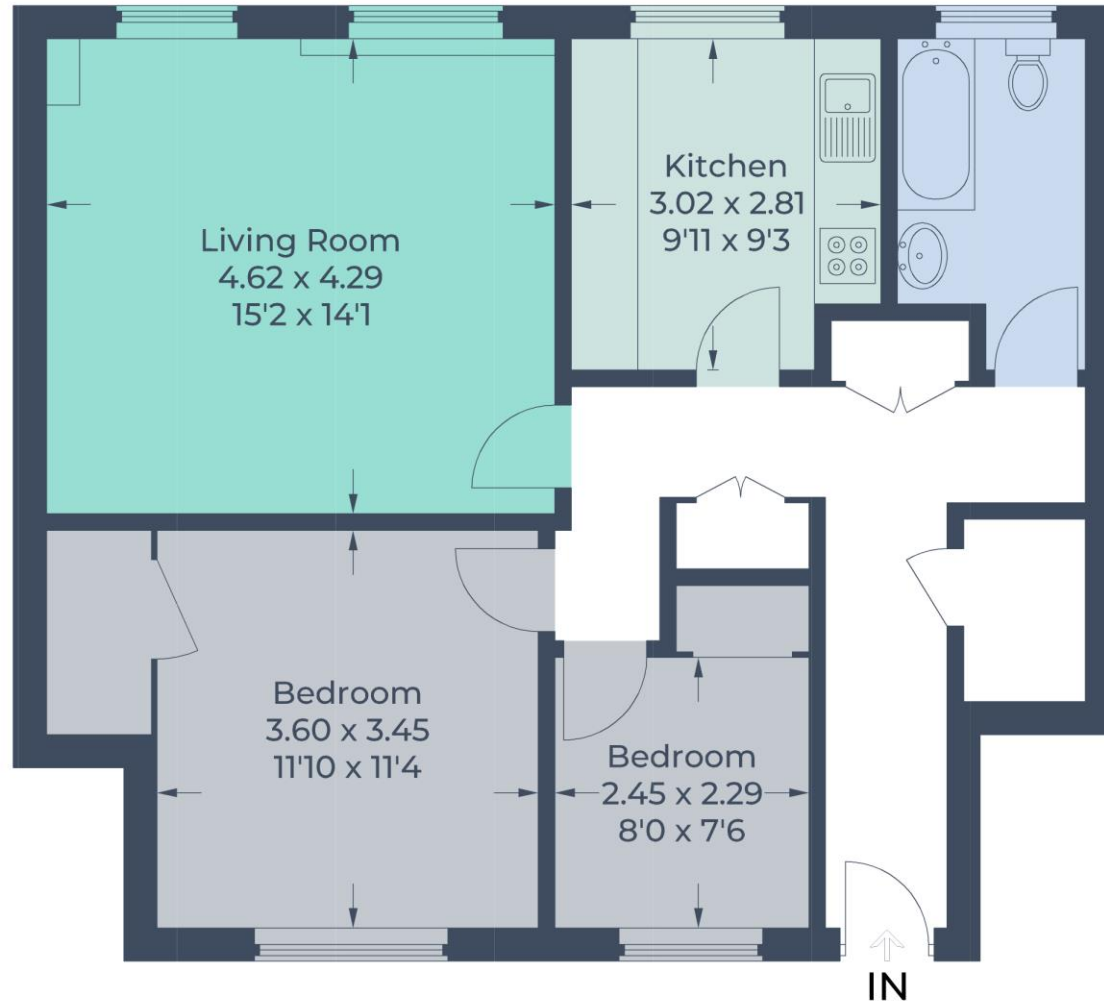
**DIRECTIONS** from Maidenhead town centre proceed North along A308 Gringer Hill, past St Piran's School and Calder Court can be found after a short distance on the right hand side.

**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

*Draft Details for Client Approval*

Approximate Gross Internal Area  
71.5 sq m / 770 sq ft



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.

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