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## GUIDE PRICE: £210,000 LEASEHOLD

5 BELL COURT, BELL STREET, MAIDENHEAD, BERKSHIRE SL6 1BR

A spacious and modern one bedroom ground floor apartment in Maidenhead town centre next to the mainline railway station. The property features a spacious living/dining room, fitted kitchen, luxurious bathroom suite and good size bedroom with fitted wardrobes. An ideal first time buy or investment purchase, offered to the market with NO ONWARD CHAIN.

\*SPACIOUS GROUND FLOOR APARTMENT \*MODERN BUILDING \*GENEROUS LIVING/DINING ROOM \*DOUBLE BEDROOM WITH FITTED WARDROBES \*FITTED KITCHEN \*BATHROOM WITH SHOWER OVER BATH \*VIDEO ENTRY SYSTEM \*DOUBLE GLAZING THROUGHOUT \*TOWN CENTRE LOCATION \*VERY CLOSE TO MAINLINE RAILWAY STATION \*EPC RATING C

## DIRECTIONS

From our office in the High Street, continue into St Ives Road and turn right at the T-junction into York Road. Bear left into Queen Street and turn left at the traffic lights then immediately left into Bell Street.

111 Years Remaining On The Lease

Ground Rent £250 P/Annum

Service Charge £994 P/Annum

Council Tax Band C – currently £1385.19 per annum

## ACCOMMODATION

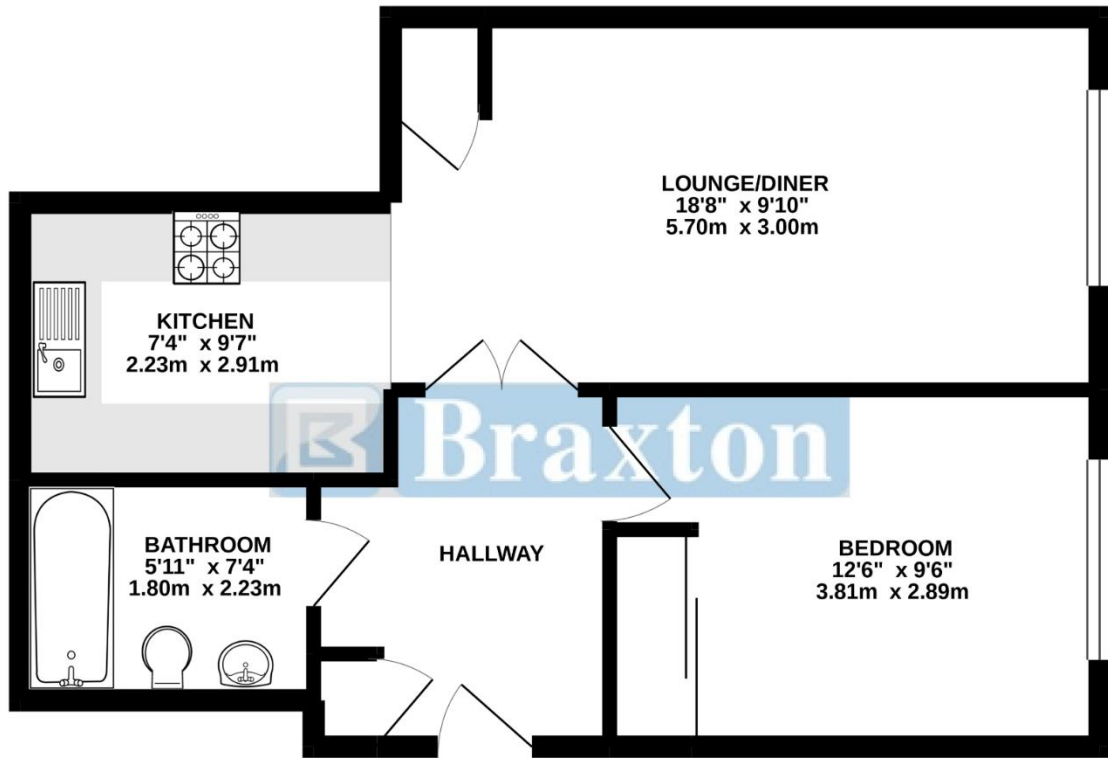




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

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GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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