

39-41 High Street, Maidenhead, Berkshire SL6 1JF

Tel: 01628 674234 Fax: 01628 785432

Email: property@braxtons.co.uk

braxtons.co.uk



Residential Sales | Land & New Homes | Properties to Let | Landlords, Lettings and Management Services



PRICE: £269,950 LEASEHOLD

13 ALDER HOUSE, 5 WALLINGFORD WAY, MAIDENHEAD, BERKSHIRE, SL6 1AH

Offered to the market with **NO ONWARD CHAIN**. A modern second floor one bedroom apartment situated in this sought-after development only a short walk to the town centre and Maidenhead station (Paddington/Elizabeth Line). This spacious property features a master bedroom with fitted wardrobes, modern bathroom suite, allocated parking and a generous open plan lounge/dining/kitchen area leading onto a private balcony with space for a table and chairs. An ideal first time buy or investment purchase.

- One double bedroom modern apartment
- Generous open plan living area
- Balcony with space for table & chairs
- Modern kitchen with integrated appliances
- Family bathroom suite with shower over bath
- Short walk to town & station
- Great first time buy or investment purchase
- **NO ONWARD CHAIN *EPC rating B**

DIRECTIONS

Lease – 995 years remaining
Ground Rent £250 per annum
Service Charge - £1008.65 per annum
Council Tax Band C – currently £1385.19 per annum

ACCOMMODATION

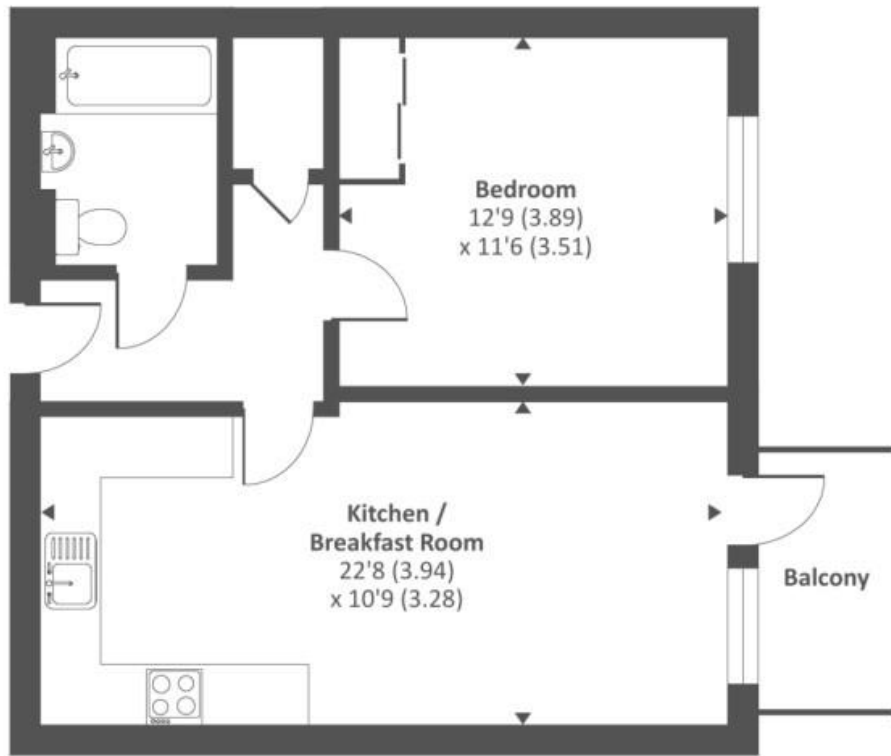




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. 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.



Approximate Area = 513 sq ft / 47.7 sq m
For identification only - Not to scale



First floor

