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GUIDE PRICE: £250,000 LEASEHOLD

12 CROXLEY RISE, MAIDENHEAD, BERKSHIRE, SL6 4JF

Located in the Boyn Hill area of Maidenhead, under a mile from the mainline railway station (Paddington/Elizabeth Line). A spacious and well-appointed two double bedroom second floor apartment featuring a generous living/dining room opening out onto a balcony, kitchen and a garage with resident parking. NO ONWARD CHAIN.

*LESS THAN A MILE FROM THE RAILWAY STATION *GENEROUS LIVING/DINING ROOM
OPENING OUT ONTO A BALCONY *KITCHEN *TWO DOUBLE BEDROOMS *BATHROOM
*GARAGE *RESIDENT PARKING *NO ONWARD CHAIN *EPC RATING D

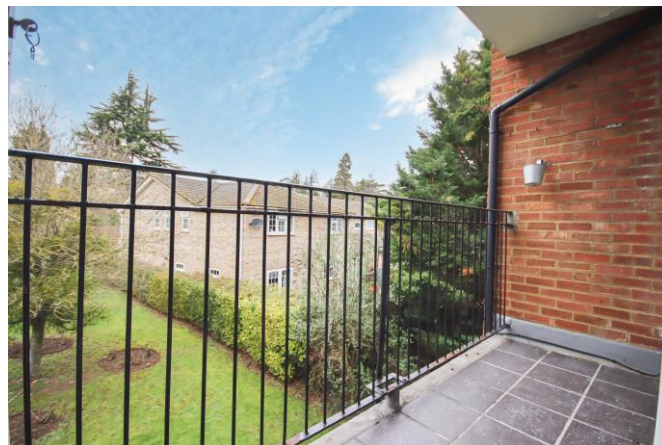
DIRECTIONS for SAT NAV: SL6 4JF

Ground rent: nil

Service charge: £1250 per annum

Council Tax Band C – currently £1385.19 per annum

ACCOMMODATION

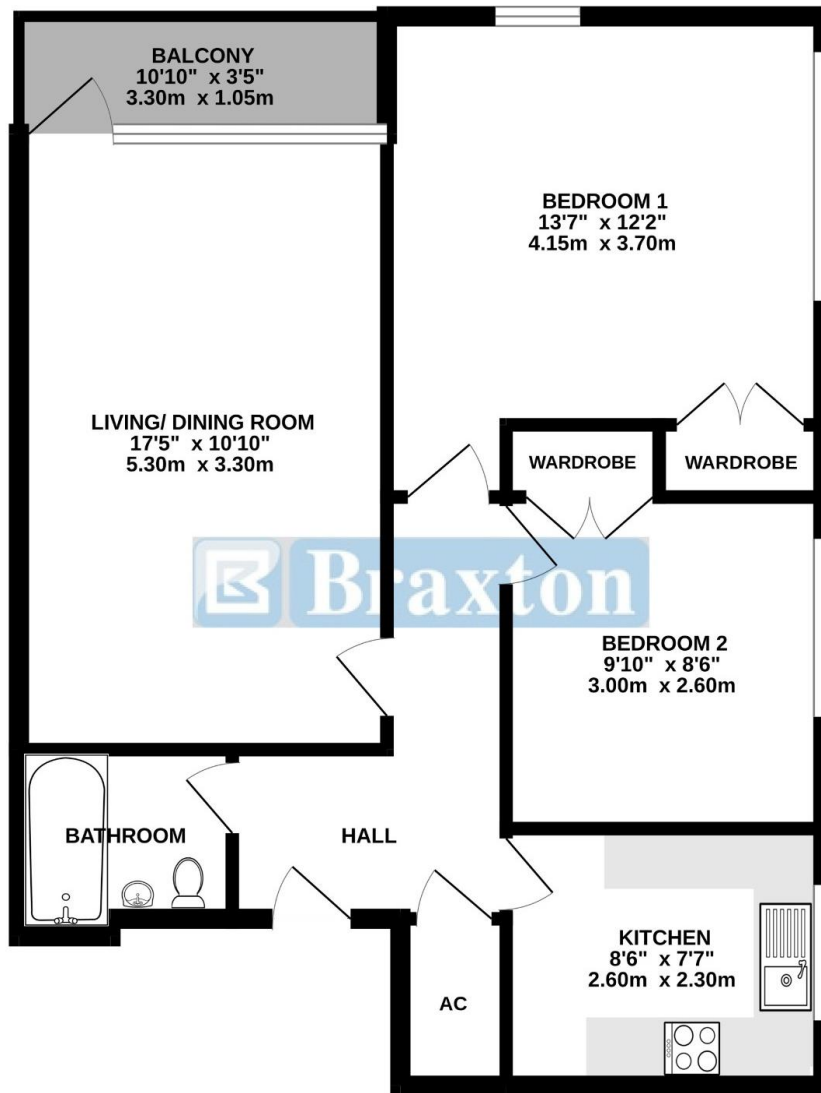




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances.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

ST3916

646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646sq.ft. (60.0 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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