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## GUIDE PRICE: £225,000 LEASEHOLD

### 5 LEWIS COURT, MAIDENHEAD, SL6 8FW

Situated on the first floor of this sought-after development, a spacious and well appointed one bedroom apartment located in the heart of Maidenhead town centre, just a short walk to Maidenhead railway station (Paddington/ Elizabeth Line). In our opinion, this apartment offers an excellent opportunity for a first time buyer or investor.

- TOWN CENTRE LOCATION
- SPACIOUS ONE BEDROOM APARTMENT
- COMMUNAL SUN TERRACE
- WITHIN 0.7 MILES OF MAIDENHEAD TRAIN STATION (PADDINGTON/ ELIZABETH LINE)
- LIVING/ DINING ROOM WITH JULIETTE BALCONY
- MODERN FITTED KITCHEN
- SPACIOUS BATHROOM WITH SHOWER
- GAS CENTRAL HEATING
- EPC RATING: C
- SECURE PARKING AREA

## LEASE & CHARGES

Apartment years of tenure: 109 remaining.  
Car park years of tenure: 12 remaining.  
Service charge: Approx. £1300 per annum.  
Ground rent: £350 per annum.

## ACCOMMODATION

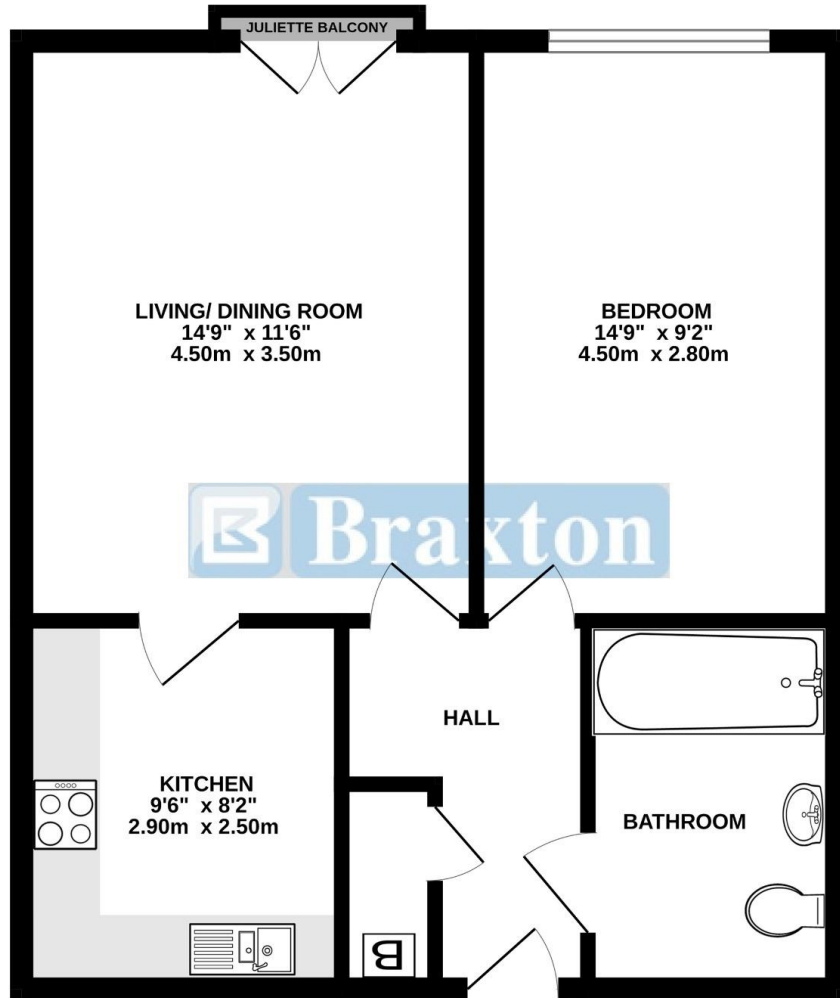




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances.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

MW2923

FIRST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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