

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

Tel: 01628 674234 Fax: 01628 785432

Email: property@braxtons.co.uk

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PRICE: £240,000 LEASEHOLD

11 CHURCH VIEWS, MAIDENHEAD, BERKSHIRE, SL6 7EH

Within close walking distance of Maidenhead town centre and railway station (Elizabeth Line), a bright and spacious one bedroom top floor apartment offered for sale in good condition throughout featuring an entrance hall with utility cupboard, a large double aspect lounge/diner with French doors and Juliet balcony, large double bedroom, refitted bathroom suite and modern fitted kitchen. The property further benefits from a garage in a nearby block as well as residents parking and would make an ideal rental investment or first-time purchase.

- TOP FLOOR APARTMENT
- ENTRANCE HALL WITH UTILITY CUPBOARD
- LARGE DOUBLE BEDROOM
- DOUBLE ASPECT LOUNGE/DINER
- RE-FITTED BATHROOM SUITE
- MODERN FITTED KITCHEN
- ADDITIONAL LOFT STORAGE
- SHORT WALK TO TOWN & STATION
- GARAGE IN BLOCK & RESIDENTS PARKING
- EPC RATING C

DIRECTIONS for SAT NAV SL6 7EH

Lease: 93 years remaining

Ground rent £250 per annum

Service Charge: £130 per month

Council Tax Band C

ACCOMMODATION

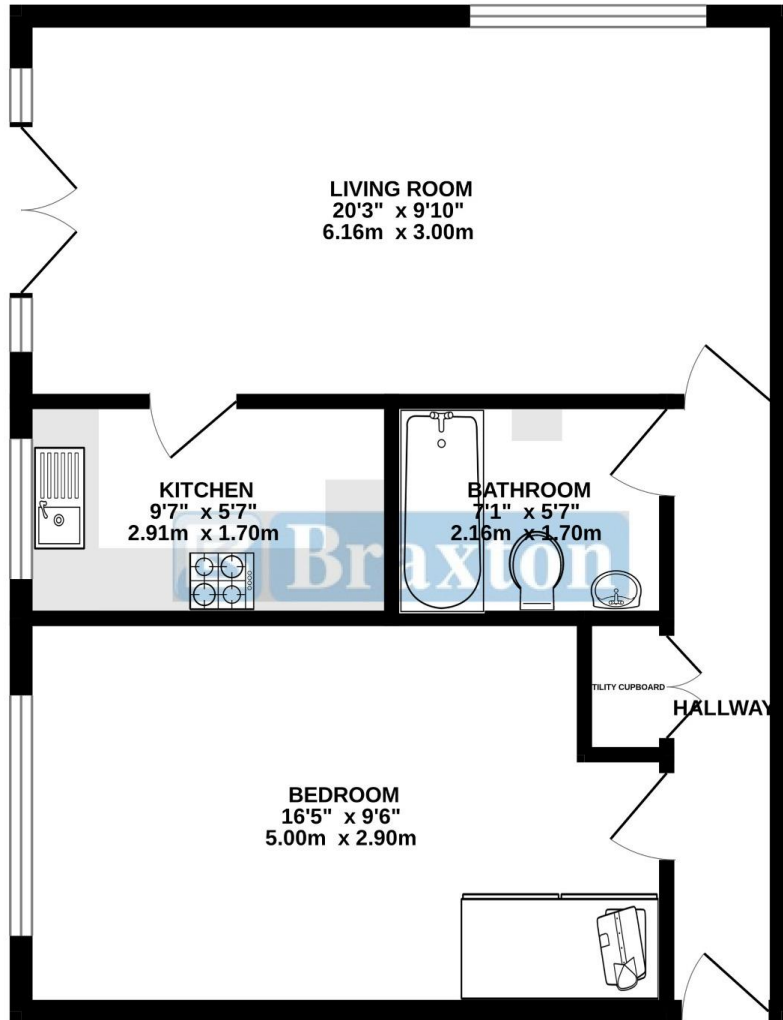




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. 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
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 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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