

39 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: £515,000 LEASEHOLD

**3 SOUTH RIDING, SHOPPENHANGERS ROAD, MAIDENHEAD
BERKSHIRE SL6 2GE**

A spacious two bedroom ground floor apartment featuring well appointed accommodation of approx. 1100 sq ft. The property forms part of this exclusive gated development that was completed in 2010 by Shanly Homes Ltd and is ideally situated within a short walk of the town centre and railway station. Highly recommended.

*** COMMUNAL ENTRANCE HALL WITH ENTRY TELEPHONE SYSTEM * ENTRANCE HALL WITH LARGE UTILITY/STORE CUPBOARD * 32FT DUAL ASPECT LIVING/DINING ROOM WITH DOUBLE OPENING DOORS TO A PRIVATE TERRACE & GARDENS BEYOND * LUXURY FITTED & EQUIPPED KITCHEN WITH GRANITE WORK SURFACES * MASTER BEDROOM WITH BUILT-IN WARDROBES & LUXURIOUS EN-SUITE BATHROOM * SECOND DOUBLE BEDROOM WITH BUILT-IN WARDROBES * FAMILY BATHROOM * EXTENSIVE COMMUNAL GARDENS * ALLOCATED PARKING * GAS CENTRAL HEATING * EPC RATING B * COUNCIL TAX BAND E**



DIRECTIONS for SAT NAV: SL6 2GE

ACCOMMODATION

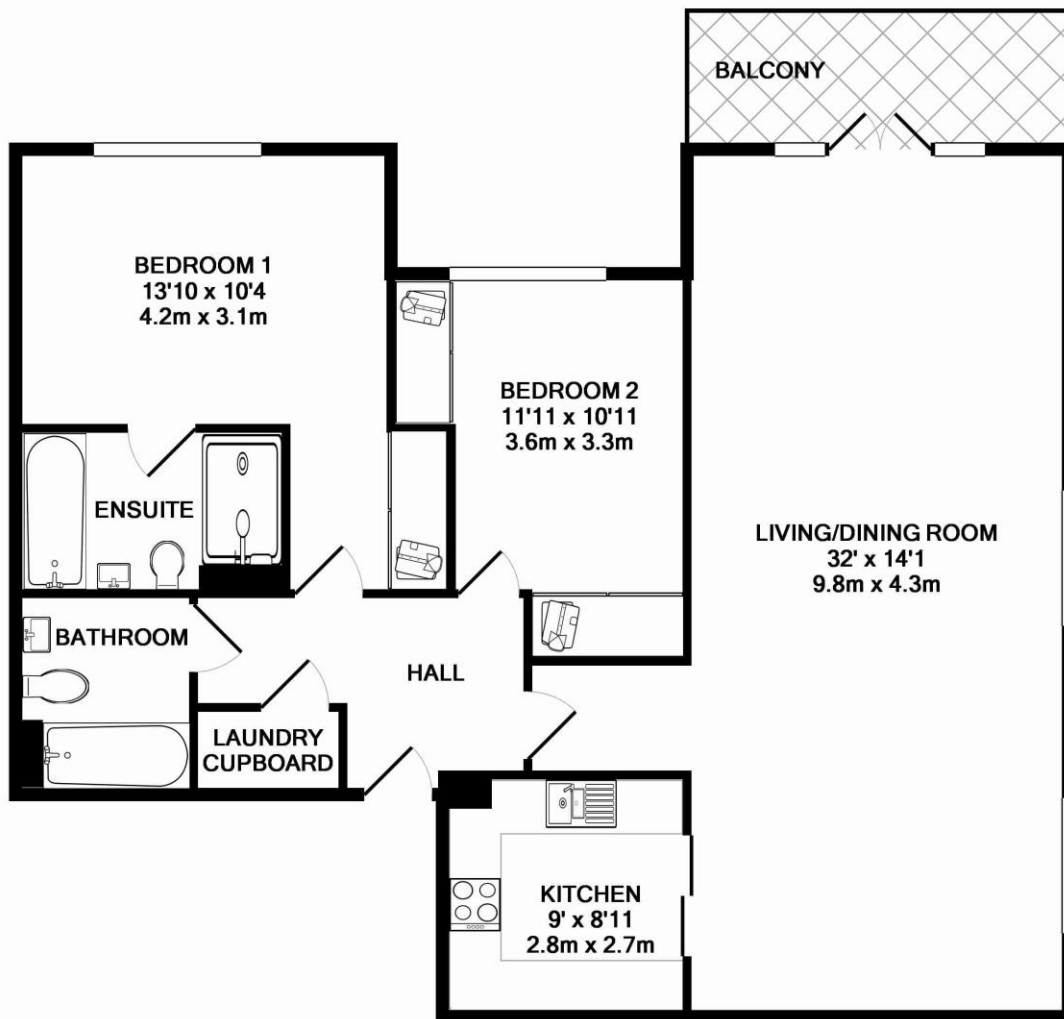


Lease: 86 years from 2016
Ground rent: £700 per annum
Service charge: Approximately £1700 per annum

Please note: The internal photographs were taken when the vendor was in occupation



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.



TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2014

