



**3 Sussex Lodge, Courtlands, Maidenhead SL6 2PS**

**welcome to**

### **3 Sussex Lodge, Courtlands, Maidenhead**

Ideally positioned directly opposite the station, Sussex Lodge is a well-presented two-bedroom first-floor apartment offering convenience, comfort, and excellent connectivity.

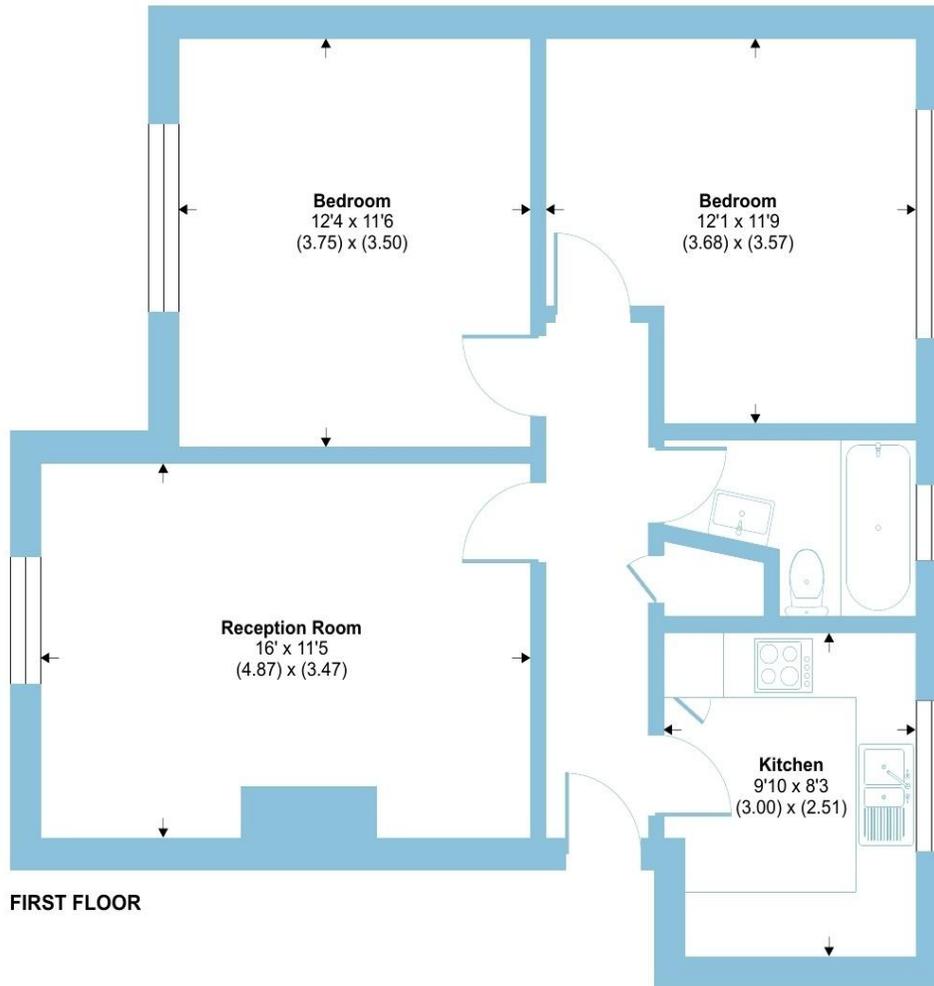




## Sussex Lodge, Courtlands, Maidenhead, SL6

Approximate Area = 688 sq ft / 64 sq m

For identification only - Not to scale



FIRST FLOOR

The property features a bright and spacious living room, providing an inviting space for both relaxing and entertaining. A well-arranged kitchen offers ample storage and worktop space, making it practical for everyday living. The apartment includes two well-proportioned bedrooms, both benefiting from good natural light and flexible accommodation, suitable for professionals, sharers, or those working from home. A modern bathroom completes the internal layout. Permit parking available for £50.

The first-floor position provides a pleasant outlook while maintaining easy access, and the layout is thoughtfully designed to maximise space and functionality throughout.

Sussex Lodge enjoys an exceptional location for commuters, with the station just moments away, offering fast and direct rail services to London and surrounding areas. A wide range of shops, cafés, and amenities are also within easy reach, along with green spaces and riverside walks nearby.

This property represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-located apartment with strong rental appeal in a highly convenient setting.

welcome to

## 3 Sussex Lodge, Courtlands

- IDEALLY POSITIONED OPPOSITE THE STATION
- EXCEPTIONAL LOCATION FOR COMMUTERS
- WELL PRESENTED FIRST FLOOR APARTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- WELL-ARRANGED KITCHEN OFFERING AMPLE STORAGE
- MODERN BATHROOM
- BRIGHT & SPACIOUS LIVING ROOM
- PERMIT PARKING AVAILABLE FOR £50
- IDEAL FOR FIRST TIME BUYERS AND/OR INVESTORS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1868.32

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 159 years from 24 Jun 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD115128 - 0005

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