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GUIDE PRICE: £499,950 LEASEHOLD

4 ELVA LODGE, MAIDENHEAD, BERKSHIRE SL6 1DW

A stunning two double bedroom ground floor apartment of approx. 1,000 sq.ft (94 sq.meters), forming part of this exclusive development which was completed to a high level of finish and specification by Shanly Homes in 2018. The property provides, in our opinion, generous living accommodation and two allocated parking spaces and is conveniently situated within approx. 0.6 Miles of the mainline railway station (Paddington/Elizabeth Line). An internal inspection is most strongly recommended.

*SECURITY ENTRY PHONE SYSTEM *COMMUNAL ENTRANCE HALL *PRIVATE ENTRANCE HALL *LARGE OPEN PLAN KITCHEN/DINING/LIVING ROOM *MAIN BEDROOM WITH EN-SUITE SHOWER ROOM *GUEST DOUBLE BEDROOM *FAMILY BATHROOM *TWO ALLOCATED PARKING SPACES *REMAINDER OF NEW BUILD WARRANTY *HIGH LEVEL OF FINISH & SPECIFICATION *CONVENIENT FOR THE TOWN CENTRE & MAINLINE RAILWAY STATION *EPC RATING B *COUNCIL TAX BAND E

DIRECTIONS

Directions: Proceed west out of Maidenhead up Castle Hill and turn left before the pedestrian crossing into Grenfell Road and the development will be found as the first turning on the left hand side.
Ground Rent - £500 pa
Maintenance - £2,568.59
Lease - 119 years remaining

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.

Ground Floor

S

LC

Bathroom

W

En-suite

W

S

Kitchen/Living/
Dining Area

9.62m x 4.22m
31'7" x 13'10"

Master Bedroom

6.65m x 3.10m
21'10" x 9'11"

Bedroom 2

4.68m x 2.85m
15'4" x 9'4"