

The **Frost** Partnership

Burnham Sales: **T:** 01628 666632 **E:** burnham@frostweb.co.uk

Henley Lodge, Courtlands, Maidenhead, SL6 2PT

Asking Price: £180,000 (Leasehold)



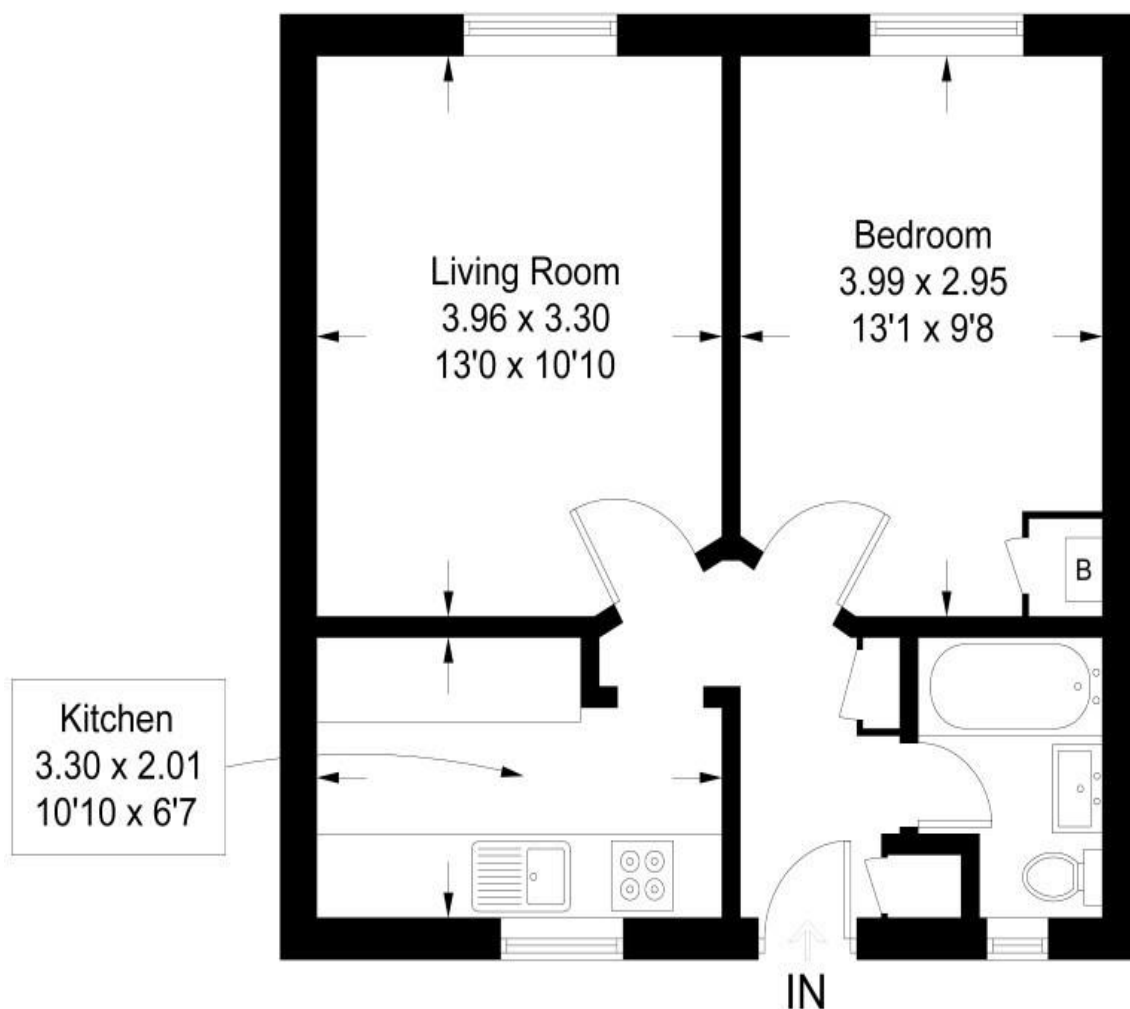
- Ground floor with private entrance
- 0.4 miles to shops and restaurants
- Ideal first time buy or investment

- 0.1 miles to Maidenhead Train Station (CROSSRAIL)
- 1.1 miles to M4 (Junction 9A)
- No onward chain

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Courtlands

Approximate Gross Internal Area
39.4 sq m / 424 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID175328)

THE PROPERTY:

A bright and modern one-bedroom ground floor apartment located only 0.1 miles to Maidenhead train station and just 1.1 miles from the M4 (Junction 9a). Maidenhead Town Centre offers a comprehensive range of retail outlets, the Odeon cinema complex and David Lloyd gym are situated only 0.4 miles from the property. The accommodation comprises an entrance hall, living room, kitchen, bedroom and bathroom. The property is accessed from the rear of the building by a communal terrace area. Permit parking is available to the front of the property. Offered for sale with no onward chain.

SITUATION:

Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire. It offers a good range of well known High Street retail names, complimented by a wide variety of independent and specialist stores. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for business. The town boasts a thriving pharmaceutical and telecommunications presence with names such as 3 mobile, Glaxo Smith Kline and Adobe. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line. Maidenhead also benefits from being on the Elizabeth line.

EDUCATION/LEISURE FACILITIES:

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby and provides access to the River Thames. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead, which is within easy reach.

PLEASE NOTE:

Energy Efficiency Rating - D. Please contact us for a full Energy Performance Certificate (EPC). Council Tax band - B. Our vendor has advised there are 114 years remaining on the lease with a current service charge of £1,473 per annum and a ground rent of £100 per annum.

VIEWING

Via The Frost Partnership, High Street, Burnham, Buckinghamshire
Telephone: 01628 666632 Email: burnham@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB) We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Solicitors

We are pleased to confirm that we offer you and all our clients the opportunity to consult with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from them. You will not have to pay anything with regard to this to The Frost Partnership.



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

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.