



Woodhurst North, Maidenhead

Spacious two-bedroom flat

Guide Price £450,000

Individual attention, expert advice, positive action

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Overview

- Spacious two-bedroom flat with river views
- Garage in separate block
- Sitting room with private balcony
- Large communal grounds with swimming pool and tennis court
- Gated development
- Share of freehold (Lease in excess of 950 years)
- No onward chain
- Council tax band - E (currently £1948.14 for 2023/24)
- EPC Rating - D
- Service charge - £3500 for 22/23 (includes ground rent)

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

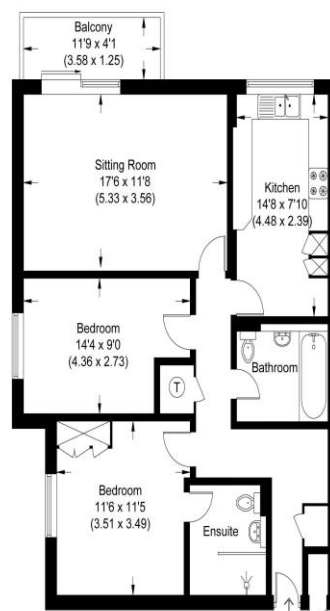
Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

01628 637600

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Woodhurst North
Approximate Gross Internal Area 77.31 sq m / 832.15 sq ft



Directions

From Maidenhead town centre head east along the A4 towards the River Thames. At Maidenhead bridge turn left onto Ray Mead Road. After about 0.5 miles Woodhurst will be on your left hand side.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.