



bonners & babingtons

Cedar Court
Maidenhead

**Cedar Court
Bath Road
Maidenhead
SL6 4JU**

OIEO £220,000

Summary

Offered to the market for sale for the first time in many years this spacious one bedroom top floor apartment is available with no onward chain. Benefiting from a lovely dual aspect living room which leads into a good sized bedroom with built in wardrobes. There is also a family bathroom and a kitchen as well as a utility cupboard and a private loft space.

To the outside there are lovely communal gardens to the rear and the property also benefits from a garage in block.

Offered to the market with no onward chain, share of freehold and a lease over 900 years this property is also ideal for commuters as it is only a short half mile walk to Maidenhead station.

Tenue: Share of Freehold

Maidenhead includes extensive shopping and leisure facilities. Nearby amenities include golf, an indoor swimming pool and leisure centre, a multiplex cinema and a range of pubs and restaurants. Ideally situated for a range of local schools, including St Piran's Independent Prep School. Junction 8/9 of the M4 is easily accessible via the A404(M) or A308(M), providing access to the M25 motorway network, Heathrow Airport, London and the West Country. Rail services to London Paddington are available from Maidenhead including the Elizabeth Line which further enhances commuting with direct services to London's West End, the City & Canary Wharf.





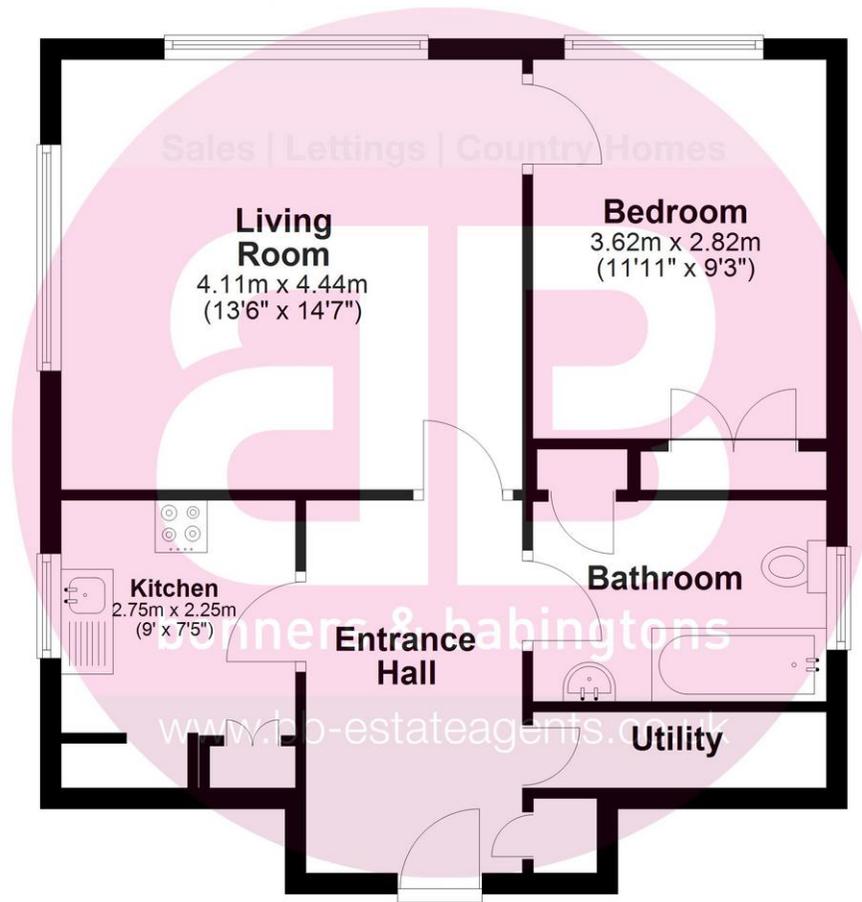
Annual Service Charge:
£1800 (tbc)
Ground Rent: £0
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Third Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 53.5 sq. metres (575.5 sq. feet)

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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