

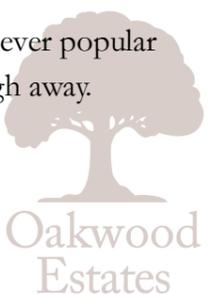
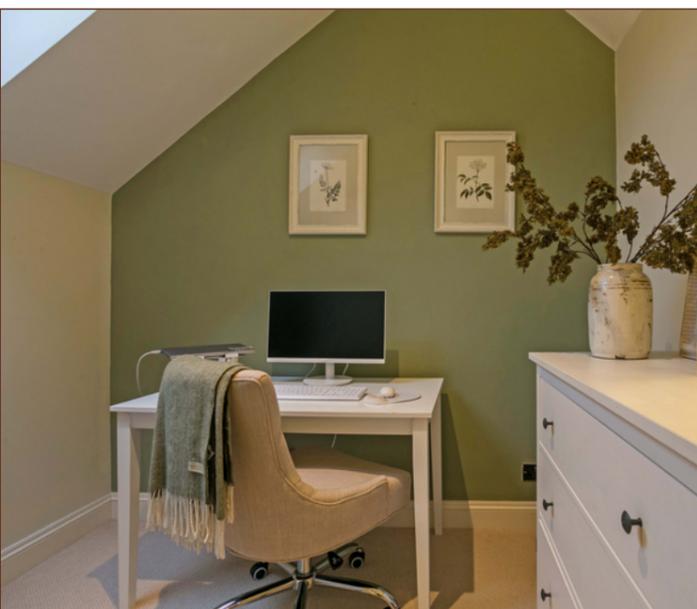


A superbly presented maisonette situated in the heart of Cookham village which comes to the market in turn key condition with no onward chain complications. This top floor property is accessed via a secure gated entrance from the High Street which also leads to the resident's allocated parking. Through the front door is the hallway which leads firstly to the second bedroom which would make an ideal home office, then onto the principal bedroom which is a wonderful size with bespoke, built in wardrobes and wooden shutters. The contemporary bathroom benefits from a shower over the bath and vanity storage unit.

The beautifully dressed reception room enjoys a double aspect allowing plentiful light and the well appointment modern kitchen has ample storage as well as space for preparing and cooking.

Further benefits of this stunning maisonette includes one allocated parking space, a large loft storage and a low service charge

This property has been skilfully renovated to create the perfect home nestled within the ever popular Cookham village with many independent shops and restaurants just a stones through away.



## Property Information

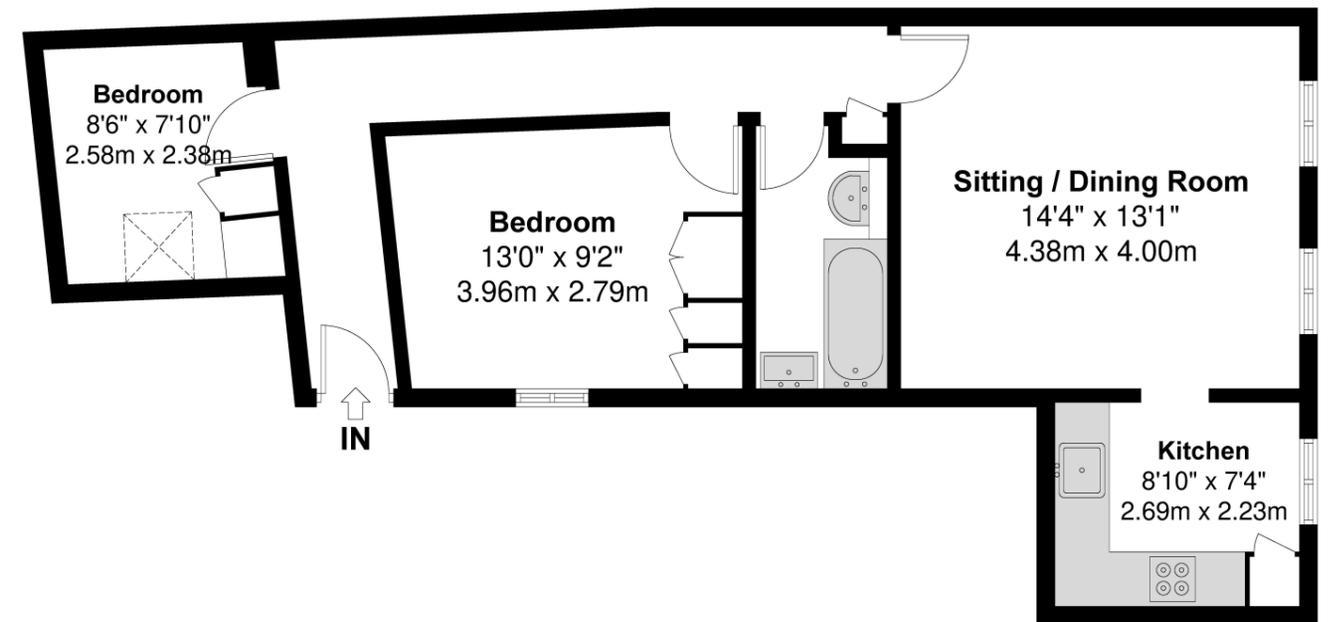
-  NO ONWARD CHAIN
-  ALLOCATED PARKING SPACE
-  SECURE GATED ENTRANCE
-  TWO BEDROOMS
-  TURN KEY CONDITION
-  LOFT STORAGE SPACE
-  HEART OF COOKHAM VILLAGE
-  LIGHT AND SPACIOUS ACCOMMODATION

					
x2	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Pocketts Yard**  
Approximate Floor Area = 57.26 Square meters / 616.34 Square feet



### First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

### Location

Nearest stations:  
Cookham (0.6 mi)  
Bourne End (1.4 mi)

### Council Tax

Band E

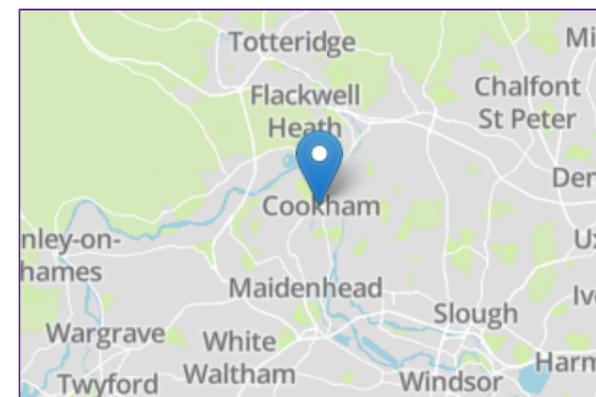
It is conveniently located for the M40 (Junction 4), the M4 (Junction 8/9) which provides access to Heathrow Airport and the M25 which in turn provides access to the M3. Rail connections to Central London are available from Cookham Rise (via Maidenhead).

### Sport And Leisure

Cookham is well served for sporting facilities including boating and sailing on the River Thames and at nearby Henley; horse racing at Ascot and Windsor; and golf at Winter Hill Cookham, Maidenhead, Marlow, Temple, Harleyford and Henley golf clubs. There are a number of leisure complexes close by including the Odney Club

### Leasehold Information

Service Charge - £800 per annum  
Ground Rent - £50 per annum  
97 Years remaining on the lease



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			