










Located in the popular St. James House, this beautifully presented one-bedroom apartment is bought to the market with no onward chain complications. The apartment offers an open-plan kitchen/living room with built-in appliances, plentiful storage, a good sized bedroom and private rear garden. The property benefits from 2 allocated parking spaces, a communal gym and cinema.

The private rear garden is accessed through the bedroom with steps that lead down to the patio area with ample space for a table and chairs and the remaining area laid to lawn. There is an additional communal garden that can be used by all residents.



Property Information

-  NO ONWARD CHAIN
-  COMMUNAL GYM & CINEMA
-  SECURE PARKING WITH 2 ALLOCATED PARKING SPACES
-  CLOSE PROXIMITY TO MAIDENHEAD TOWN CENTRE & TRAIN STATION
-  STORAGE UNIT
-  995 YEAR LEASE
-  PRIVATE REAR GARDEN
-  OPEN - PLAN KITCHEN/DINING ROOM
-  ADDITIONAL COMMUNAL GARDEN

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

Lease Information

995 Year Lease
SERVICE CHARGE £1850 PER ANNUM
GROUND REND OF £260 PER ANNUM

Location

Ideally positioned on the northern outskirts of Maidenhead, you'll be perfectly placed to enjoy everything this town has to offer. No matter what you're in the mood for, Maidenhead offers a wealth of ways to make the most of your precious downtime, whether it's a meal out, an afternoon of shopping, working up a sweat in a gym or playing your favourite sport. Keen explorers and walkers alike are catered for as well, who within only minutes can find themselves amongst the majesty of the Chiltern Hills Area of Outstanding Natural Beauty.

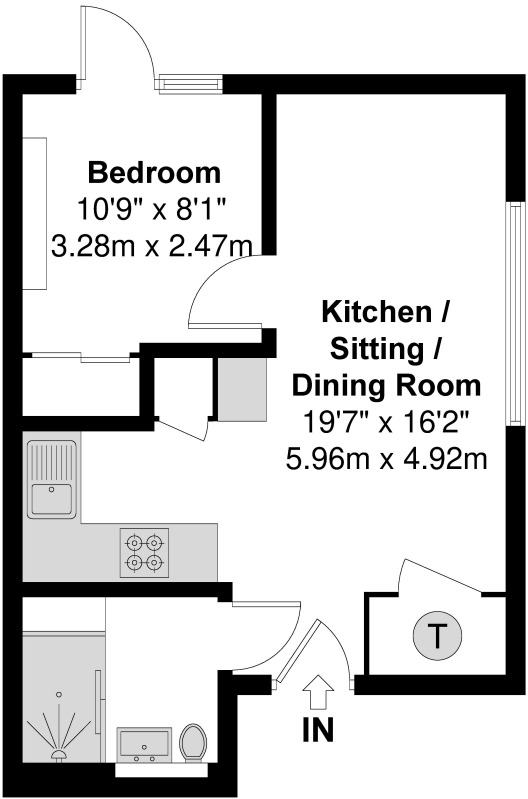
Council Tax

Band C

Floor Plan



Clivemont Road
Approximate Floor Area = 31.55 Square meters / 339.60 Square feet



Ground 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	