

# 3 TELEPORT HOUSE COOKHAM



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# **3 TELEPORT HOUSE, THE POUND, COOKHAM, SL6 9QE**

3 Teleport House is a contemporary first floor flat with private parking offering spacious 'light & airy' accommodation. The property provides two double bedrooms with a good sized living/kitchen. Alternatively the second bedroom would make an excellent second reception room. The property is set within a stone's throw of Cookham's picturesque village High Street, with a selection of Gastro pubs, restaurants, boutique shops & cafes, together with lovely Thames riverside walks. Further day to day shops are located just a short walk, including a convenience store, butchers, delicatessen, hairdressers, dentist & doctor's surgery. Cookham branch line train station (under 5 mins walking distance) connects to London Paddington and the newly opened Elizabeth line (direct access to Bond Street, Tottenham Court Road, Farringdon, Liverpool Street and Canary Wharf). The larger towns of Marlow and Maidenhead are a short drive away offering comprehensive shopping & leisure facilities together with easy access to the M4, M40, M25 & Heathrow Airport

**COVERED STAIRCASE TO FIRST FLOOR  
ENTRANCE HALL WITH INTERCOM CONNECTION FROM GATES  
2 DOUBLE BEDROOMS  
OPEN PLAN KITCHEN/LIVING ROOM  
MODERN BATHROOM  
UNDERFLOOR CENTRAL HEATING  
SEALED UNIT DOUBLE GLAZED WINDOWS THROUGHOUT  
PRIVATE PARKING SPACE**

**LONG 999 YEAR LEASE(of which 994 remain) SERVICE CHARGE: APPROX £60 PCM  
EPC : D COUNCIL TAX BAND: C**

**GUIDE PRICE : £330,000 1/5th share of FREEHOLD**



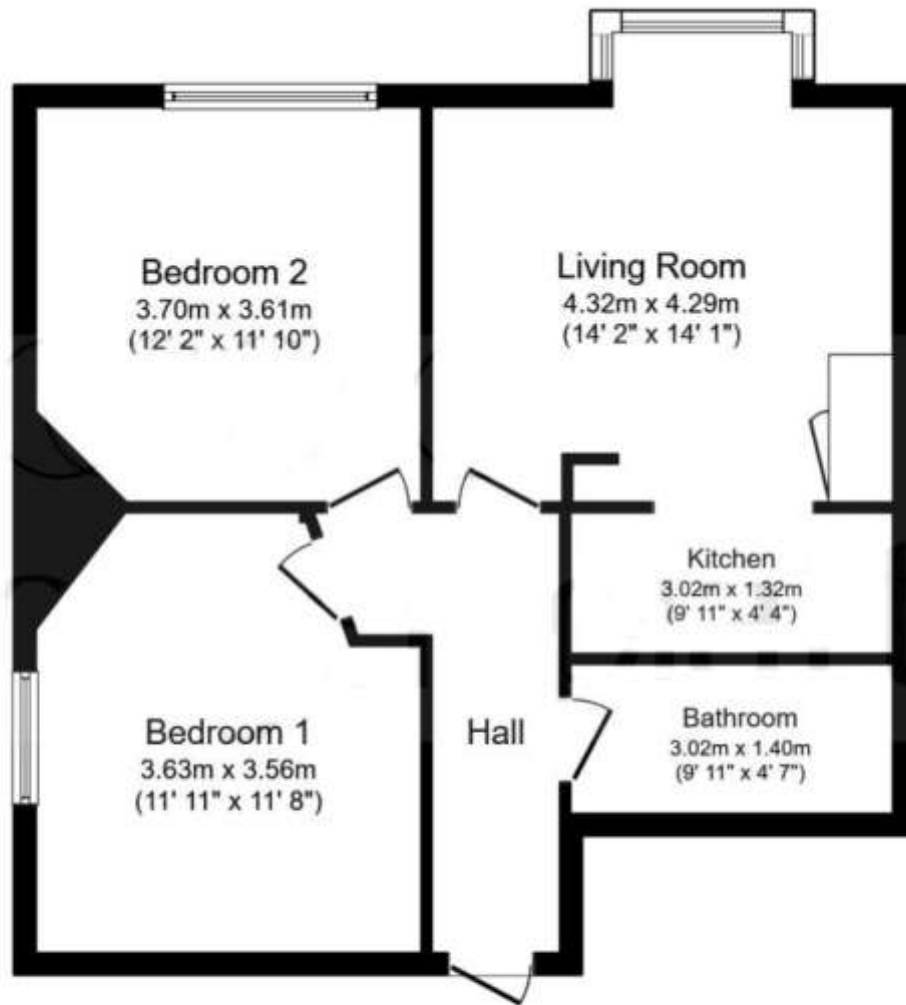
**PIKE SMITH & KEMP**  
Lower Road, Cookham  
Berkshire, SL6 9EH

cookham@pikesmithkemp.co.uk  
01628 532010  
www.pskweb.co.uk



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## Floor Plan

Total floor area 61.0 sq. m. (657 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

*Directions: From our office in Lower Road proceed towards the Village to the mini-roundabout carry straight on through The Pound and Teleport House can be found on your left. Access is via electrically operated gates, connected via intercom.*

