

6 ANCHOR COURT COOKHAM





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ZONE
The Pound

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6 ANCHOR COURT, THE POUND COOKHAM, SL6 9QF

A first floor apartment built by Kingsway Homes to the highest specifications. This small prestigious development, is located between Cookham village and Cookham Rise, all local amenities are within easy walking distance. These include the Cookham/Maidenhead branch line station serving Paddington & Central/East London (Maidenhead Crossrail 2020), an outstanding Primary School, Medical Centre and local shops. The picturesque village High Street, which provides a selection of excellent restaurants/pubs is nearby along with easy access to M4, M25, M40 and Heathrow Airport. This location achieves the benefits of a picturesque rural situation with country walks and excellent local facilities.

COMMUNAL ENTRANCE HALL : ENTRYPHONE SYSTEM

LIVING ROOM OPEN PLAN TO KITCHEN AREA

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM : SECOND BEDROOM

BATHROOM : UNDERFLOOR AND CEILING ELECTRIC HEATING : FULLY CARPETED

**COMMUNAL GARDENS : PARKING : DOUBLE GLAZED SASH WINDOWS
SECURITY SYSTEM**

GUIDE PRICE: £315,000 LEASEHOLD



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

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

6 ANCHOR COURT, COOKHAM, BERKSHIRE, SL6 9QF

COVERED ENTRANCE PORCH: Audio entry phone system and front door to:

COMMUNAL ENTRANCE HALL: Decorated and carpeted hallway, leading to:

HARDWOOD FRONT DOOR to: **HALLWAY:**

CLOAKS CUPBOARD: Hanging and storage space.

AIRING CUPBOARD: Housing Megaflo Heatrae hot water tank, meter/fuse boxes, ESWA control panel, Horstman control panel, removable slatted drying shelf.

LIVING ROOM OPEN PLAN TO KITCHEN AREA:

Living Room: Underfloor and ceiling heating – ESWA Heating controls, points for Telephone TV, FM and SAT. Solid flush ash internal doors.

Kitchen Area: Professionally designed, and includes quality Beech effect units comprising base drawer and wall storage units. A Siemens integrated fridge freezer, and Siemens electric oven and Siemens ceramic hob with a stylish stainless steel extractor hood. Co-ordinated ceramic wall tiling. A stainless steel sink and drainer with mixer tap. Fitted waste disposal unit inset into roll top work surface. Integrated combination washer/dryer and integrated dishwasher. Chrome downlighting. Ceramic floor tiles.

MASTER BEDROOM: Built-in double wardrobe with sliding beech effect/glass doors, hanging rail and storage shelf over, Telephone and TV/FM/SAT points, door to:

EN-SUITE SHOWER ROOM: An entirely tiled large shower enclosure with folding chrome/glass shower door. Low flush WC with concealed cistern. Wall mounted wash hand basin with chrome mixer tap, shaver point, half tiled walls, chrome towel ladder/radiator. Chrome spotlights. Ceramic tiled floor.

BEDROOM TWO: Rear aspect overlooking communal gardens, TV/FM/SAT points, ESWA ceiling heating controls.

BATHROOM: Contemporary white suite comprising ceramic tile enclosed bath with chrome mixer tap and hand held shower attachment, low flush WC, wall mounted wash hand basin with chrome mixer tap, chrome towel ladder/radiator, shaver point, chrome spotlights.

OUTSIDE

To the rear of the property are landscaped **COMMUNAL GARDENS** and a gravelled allocated **PARKING AREA**.

Ground rent: £350 per annum.

Lease: 99 year lease with 83 years remaining.

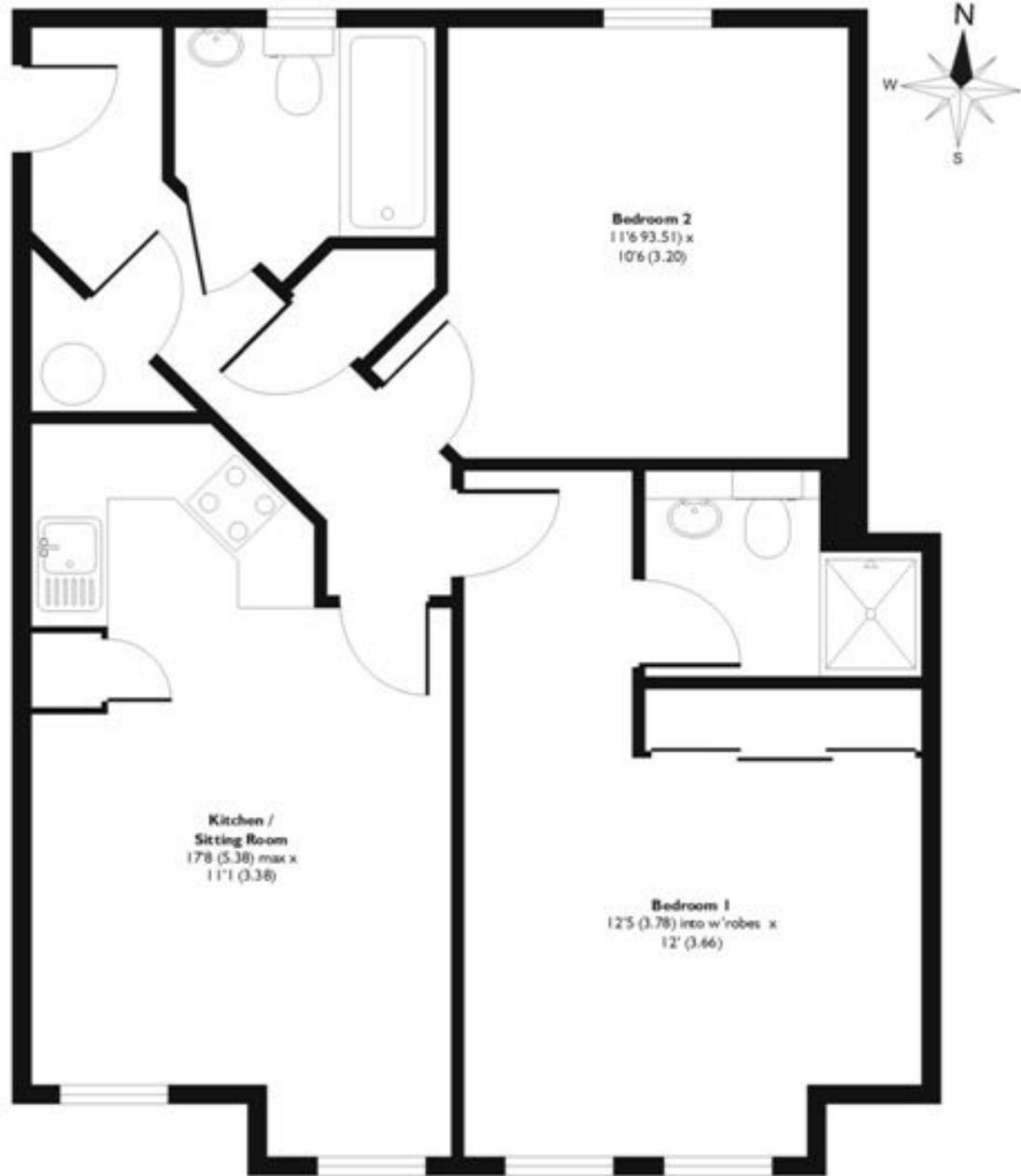
Maintenance/Service Charge: £858 per six months to cover landscaping, communal cleaning, public liability/buildings insurance, communal window cleaning.

DIRECTIONS: From our office in Lower Road proceed towards the Village to the mini-roundabout where Anchor Court will be found on your left. The car park is to the rear.

Viewing by appointment with our Cookham office:

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Gross Internal Area
695 SQ FT - 65 SQ Metres Approx

This floorplan was produced for representation purposes only and is meant as a guide for prospective buyers. P.A.C Services does not accept responsibility for any omissions. All measurements, doors, windows and rooms are approximate and have not been checked by Pike, Smith and Kemp Estate Agents.

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Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.