

**Flat 6, UPPER VENTNOR COTTAGES,
COOKHAM DEAN**



■ AUCTIONEERS ■
■ SURVEYORS ■
**PIKE
SMITH
KEMP**
■ VALUERS ■
■ ESTATE AGENTS ■



6, UPPER VENTNOR COTTAGES, POPES LANE, COOKHAM DEAN, BERKSHIRE, SL6 9AT

6 Upper Ventnor Cottages is a 'light and airy' one bedroom, first floor apartment in a superb location with wonderful views over the surrounding countryside. Cookham Dean is a quintessential English village, a real hidden gem. There are lovely rural walks and scenery throughout the village with pockets of National Trust land, including the old cricket green and several commons on the doorstep.

Picturesque Cookham High Street with a selection of Gastro pubs, restaurants, boutique shops & cafes, together with lovely Thames riverside walks which are a short distance away. Further day to day shops can be found at Cookham Rise including a convenience store, butchers, delicatessen, hairdressers, dentist & doctor's surgery & the Cookham branch line train station connecting to London Paddington and the newly opened Elizabeth line (providing direct access to Bond Street, Tottenham Court Road, Farringdon and Canary Wharf. The larger towns of Marlow and Maidenhead are a short drive away offering comprehensive shopping and leisure facilities together with easy access to the M4, M40 and M25 to Heathrow Airport.

ENTRANCE HALL

LARGE OPEN PLAN KITCHEN/LIVING ROOM WITH VAULTED CEILING

DOUBLE BEDROOM

EN-SUITE SHOWER ROOM

GAS CENTRAL HEATING

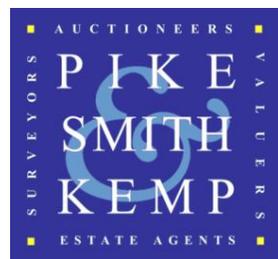
SEALED UNIT DOUBLE GLAZING

DRIVEWAY PARKING

NO ONWARD CHAIN

EPC RATING: E COUNCIL TAX BAND : B

GUIDE PRICE: £260,000 LEASEHOLD



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

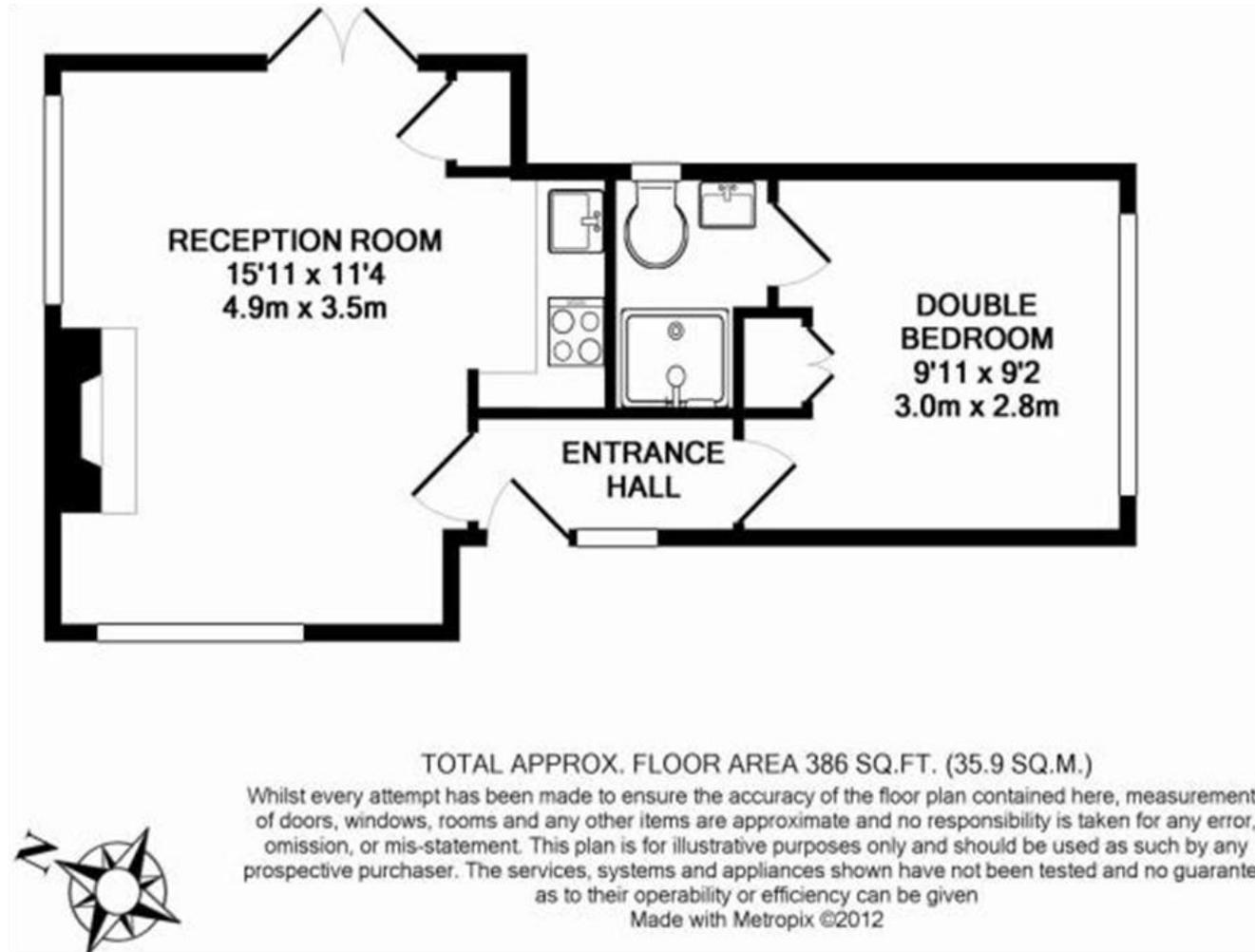
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Directions:

From the office of PSK turn right on to Lower Road. Follow the road until reaching open countryside and after a short distance turn left and proceed up Hills Lane, passing Uncle Tom's Cabin PH on the left hand side. Continue up the hill and just after the S bend at the top turn right into Popes Lane. Approx half-way down Popes Lane you will see a turning on the right signposted Upper and Lower Ventnor Cottages. No 6 will be found straight ahead at the end of the first cul de sac. The property can be accessed up the flight of stairs at first floor level.



We understand that the property has the benefit of a 125 year lease (dated 1999, therefore 102 years are remaining).
There is a peppercorn ground rent of £10 per year and minimal service charge.

