



9 Sherbourne Court  
 Maidenhead  
 Price £260,000 Leasehold



9 Sherbourne Court, Ludlow Road  
Maidenhead, Berkshire SL6 2RS

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*“Second floor apartment with Juliet balcony in a convenient location”*

A modern purpose built second/top floor apartment with Juliet balcony on this gated development, within five minutes' walk of Maidenhead Railway Station and Town Centre. The property offers well proportioned accommodation with residents off street parking and communal gardens and is being sold with no onward chain.

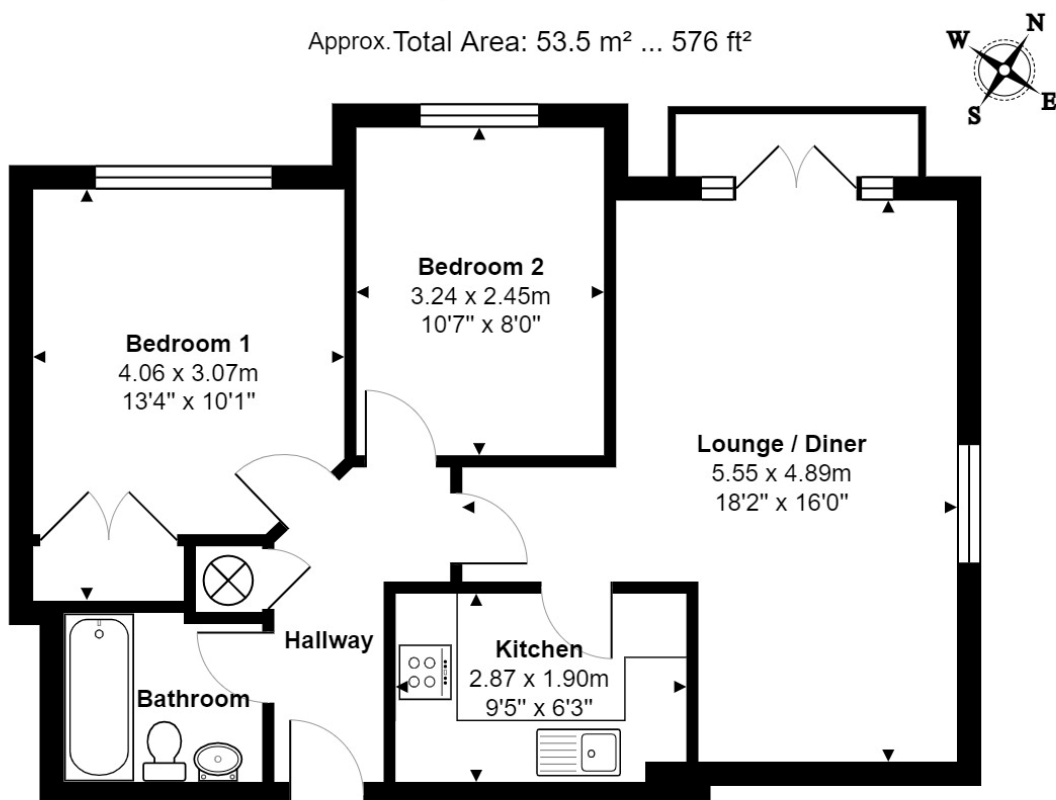
**ENTRANCE HALL: KITCHEN: DINING/LIVING ROOM: JULIET BALCONY: TWO  
BEDROOMS: BATHROOM: OFF STREET PARKING: COMMUNAL GARDENS**

**EPC RATING: TBC**

Lease length: 94 years remaining  
Ground rent: £200 per annual  
Service charge: £1,320 per annual

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Approx. Total Area: 53.5 m<sup>2</sup> ... 576 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.









**Directions:** From the rear of Maidenhead railway station proceed up Shoppenhangers Road and after a short distance turn right into Ludlow Road. Proceed to the end of Ludlow Road turning left into the gated entrance for Sherbourne Court.



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