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**2 Glenore  
Cookham**



## **2 Glenore Berries Road, Cookham Village, SL6 9RX**

This stunning apartment is ideally located in a private road, with easy access to Cookham's picturesque High Street, the River Thames and many rural walks. The property was built by Nicholas King Homes to a very high specification and is presented in superb condition throughout, blending both contemporary styling internally and a character external appearance. Situated close to local amenities including the Cookham/M Maidenhead branch line station serving Paddington & Central/East London (Maidenhead Crossrail 2021), Medical Centre, Church and local shops. The M4, M25, M40 and Heathrow Airport are all easily accessible.

**ENTRANCE HALL WITH ENTRYPHONE SYSTEM :**  
**OPEN PLAN LIVING/DINING ROOM AND LUXURY FITTED KITCHEN :**  
**MASTER BEDROOM WITH EN-SUITE DRESSING AREA AND EN-SUITE SHOWER ROOM :**  
**GUEST BEDROOM : BATHROOM : DOUBLE GLAZED WINDOWS :**  
**GAS CENTRAL HEATING : ALLOCATED PARKING :**  
**WELL MAINTAINED COMMUNAL GROUNDS and PRIVATE PATIO**  
**EPC: C rating**

**GUIDE PRICE: £565,000 FREEHOLD**



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

## 2 GLENORE, COOKHAM, SL6 9RX

**ENTRANCE HALL:** Video controlled entry phone system. Built-in cupboard with shelving and meters, further cupboard, wood flooring, ornate ceiling cornice, radiator.

**LIVING ROOM/DINING AREA:** This spectacular room is a particular feature of the property; presented in a contemporary open plan style with two pairs of casement doors opening to the gardens and floor to ceiling windows allowing light to flood into this lovely room and affording far reaching views across the gardens and Cookham Moor beyond. Solid wood flooring, four wall light points, central heating thermostat, TV point, BT point, ornate ceiling cornice, three radiators, display cabinet with sliding glass doors.

**KITCHEN:** Open plan kitchen area, luxuriously appointed with comprehensive range of beech fronted units with granite work surfaces and splash backs, inset stainless steel sink with mixer tap, a range of integrated appliances including electric oven, four ring gas hob with Baumatic glass and stainless steel extractor canopy over, combination microwave with electric oven below, built-in fridge/freezer, tall storage cupboard, inset low voltage ceiling spotlights, slate effect floor, water softener and filtered drinking water.

### **MASTER BEDROOM SUITE:**

**BEDROOM:** Radiator, ornate ceiling cornice, casement door with full height windows to each side opening to decked balcony, arch to:

**DRESSING AREA:** Range of storage shelves and drawers with hanging rails, low voltage ceiling spots, two full length mirrors, door to:

**ENSUITE SHOWER ROOM:** Fitted with modern white suite comprising large walk in fully tiled shower with hinged glass entry door, fitted with power shower, low flush wc with concealed cistern, oval wash hand basin inset into vanity unit with storage cupboard below. Inset low voltage ceiling spots, shaver point.

**BATHROOM:** Fitted with modern white suite comprising low flush wc with concealed cistern, oval wash hand basin inset into vanity unit with cupboards below, shaver point, bath with mixer tap with shower over with glass folding screen.

**BEDROOM TWO:** Built-in double wardrobe cupboard with light, with fitted storage shelves and drawers and hanging rails, boiler, ornate ceiling cornice, BT point, TV point, radiator.

### **OUTSIDE**

The property is approached through secure entry gates to large gravelled parking area. There are well-stocked shrub borders to the front and side of the property with paved pathway leading to the rear.

**REAR GARDEN:** The rear garden is laid mainly to lawn with a specimen willow tree and lovely views over Cookham Moor towards Winter Hill Golf Course.

**TENURE:** The property is held on a 125 year Lease with effect from 2001. Glenore Management Company Limited own the Freehold. Ground Rent: £75 per year, doubling every 25 years, and an annual Service Charge to cover buildings insurance and maintenance of the communal areas.

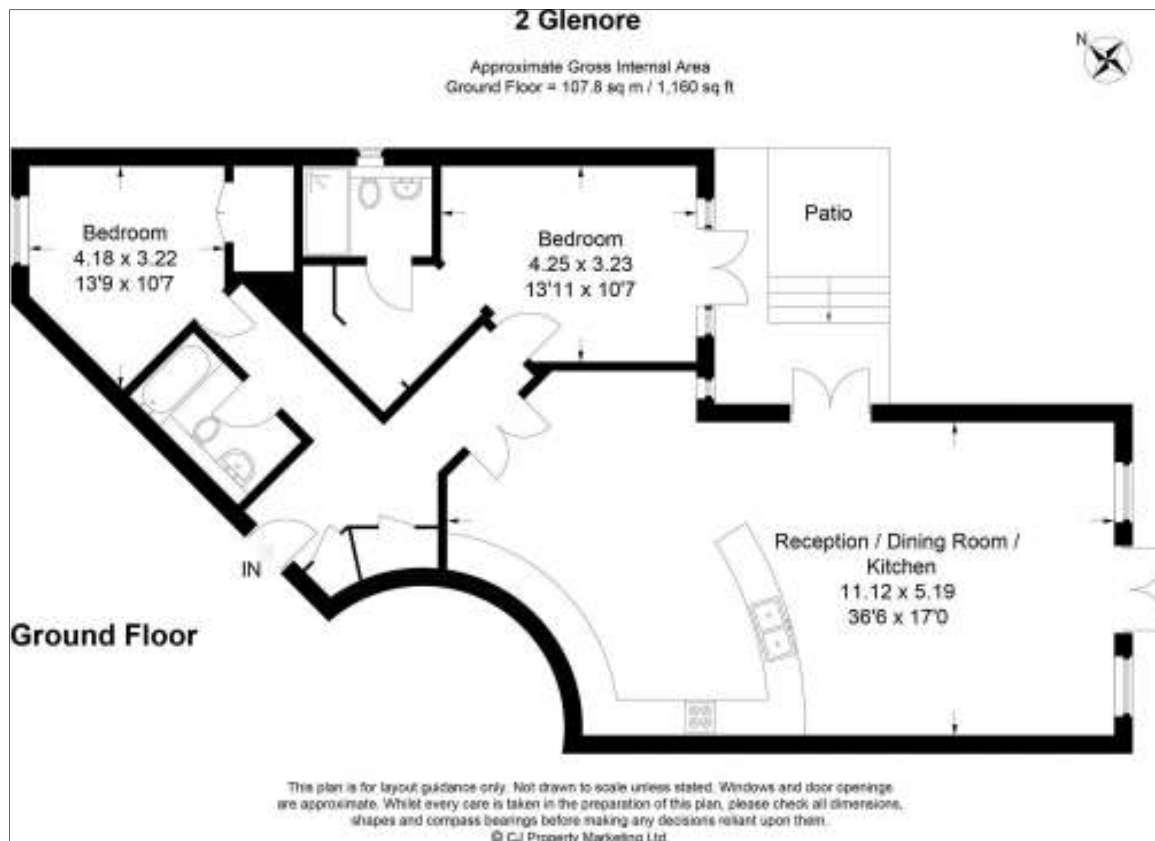
**LOCAL AUTHORITY:** Royal Borough of Windsor and Maidenhead, Town Hall, St Ives Road, Maidenhead. Telephone: 01628 798888.

**DIRECTIONS:** *From our office in Lower Road, Cookham Rise, turn left and proceed over the level crossing towards Cookham High Street. Continue straight on through the Pound and past the Moor. Just before reaching the High Street, turn left into Berries Road which runs past The Crown Public House. 'Glenore' will be found after a short distance on the left hand side.*

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Royal Borough of Windsor and Maidenhead. 01628 798888.

**VIEWING:**  
By appointment with our Cookham office

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