

1 Groves Way COOKHAM





1 Groves Way COOKHAM SL6 9NP

A beautifully presented contemporary & stylish two bedroom ground floor flat located within a short walk of all the local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2022), Primary School, Medical Centre & 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.

SITTING ROOM :
CONTEMPORARY KITCHEN
TWO DOUBLE BEDROOMS : BATHROOM
GARDEN TERRACE
GAS FIRED CENTRAL HEATING :
DOUBLE GLAZED WINDOWS
RESIDENTS PARKING
EPC : C

PRICE: £295,000 LEASEHOLD



PIKE SMITH & KEMP
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HALLWAY: With intercom, cupboard for utility equipment, additional space for coat rack and shelving, radiator with decorative cover;

SITTING ROOM: Window to side, radiator with decorative cover.

KITCHEN/DINER: Bright spacious double aspect kitchen with a wide range of eye and base level units with work surfaces over, lighting under eye level cupboards. Integral oven with five ring gas hob, integral dishwasher and space and plumbing for a washer/dryer. Inset stainless steel sink with mixer tap, space for fridge/freezer, vertical wall radiator/towel rail, wood effect flooring. Cupboard housing boiler, double glazed windows.

BEDROOM ONE: Double aspect double glazed windows, built in wardrobes.

BEDROOM TWO: Window to side.

BATHROOM: Fully tiled walls, panel enclosed bath with shower over and screen to side, wash hand basin over vanity unit, low level WC, wood effect flooring, heated towel rail, window to rear.

PRIVATE GARDEN TERRACE AND PARKING AREA

Remaining lease length: 97 years

Ground rent: £10 per annum

Service charge: £839 approx per annum

DIRECTIONS: From our office turn right and proceed towards Cookham Dean, take the third turning on the left up to Whyteladyes Lane, proceed to just prior to the end of this road where there is left hand turn into Groves Way.

Viewings highly recommended. Please contact:

PIKE SMITH & KEMP

Lower Road

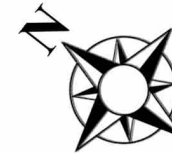
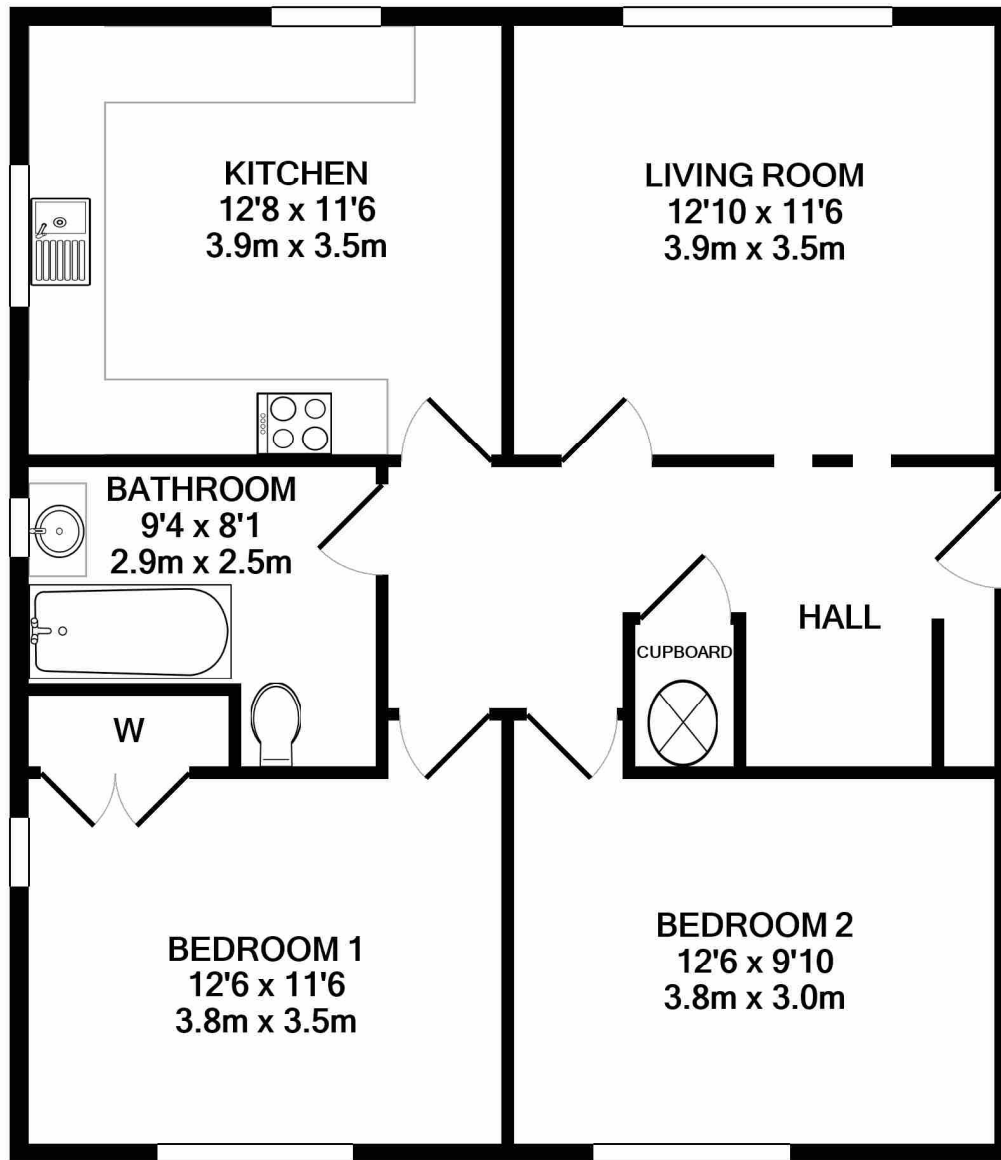
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TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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