



# JACKSON O'ROURKE

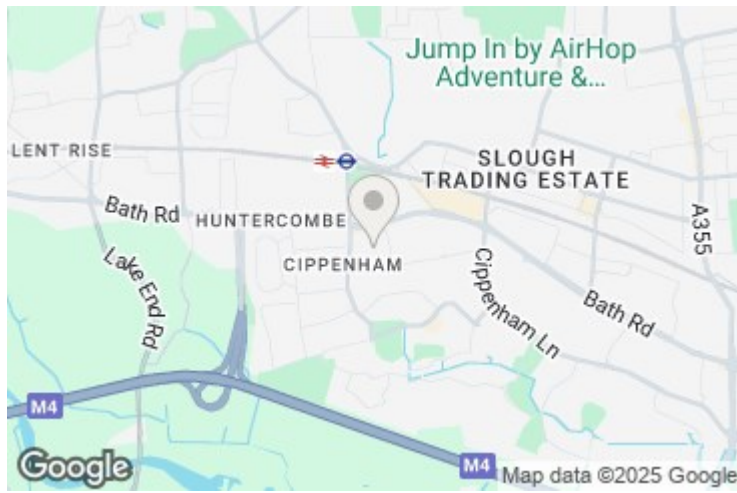
## ESTATE AGENTS



### **38 Patricia Close Cippenham, Berkshire SL1 5HU**

**Asking price £259,950**

Offered for sale is this spacious two bedroom first floor maisonette perfectly located within a sought after cul-de-sac in the heart of Cippenham Village. Situated within walking distance of Burnham station (Main Paddington line and Crossrail station - 20 minutes to London) this property is an ideal buy-to-let purchase for landlords or a fantastic starter home for first time buyers. Key features include a 16'2 x 11'2 living/dining room, a large kitchen, a brand new bathroom with shower cubicle, two double bedrooms, loft storage space, gas central heating, double glazing, a good size and enclosed private rear garden with bonus 'large outbuilding' and ample car parking spaces to the front. The property boasts a healthy lease (102 years remaining) and the service charge/ground rent is very reasonable at approximately £700 per year in total. The property is situated within the catchment of popular Cippenham/Burnham/Slough schools, three major supermarkets are located within short proximity, local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. Landlords can expect a rental return of £1500 per calendar month. Viewings highly recommended.



Approximate Gross Internal Area = 57.8 sq m / 622 sq ft

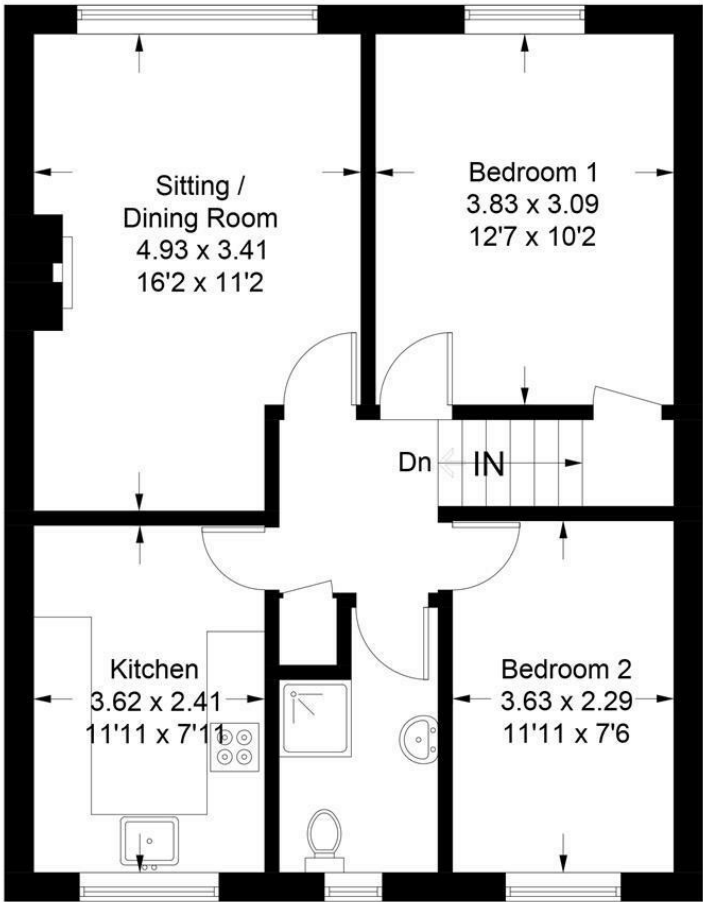


Illustration for identification purposes only.  
measurements are approximate, not to scale. (ID714963)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	74
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

Please Note: Jackson O'Rourke Estate Agents have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings etc.

We believed these particulars to be correct however they are not guaranteed by the vendor or ourselves.. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.