



**12 Berry Hill Court Berry Hill, Maidenhead, SL6 0EH**  
**£350,000 Share of Freehold**

**CHAIN FREE** An excellent opportunity to purchase a well kept two bedroom apartment in a unique and spacious private development, set in extensive grounds with parking and garage. Located within a short distance of Taplow Station (Elizabeth Line) and the Bishop Centre (Tesco and other shops) and within easy reach of Maidenhead Town Centre.

### **Carpeted Communal Entrance Hall**

Stairs to first floor, meter cupboard.

### **Private Entrance Hall**

Cloaks cupboard.

### **Sitting/Dining Room**

Nest heating controller, TV and Sky cabling.

### **Kitchen**

Good range of floor and wall cupboards, drawers, inset sink, built in oven with ceramic hob and extractor over, built in tall fridge/freezer, space for microwave with drawers under, cupboard with washer/dryer. cupboard housing Baxi gas fired boiler.

### **Inner Hall**

Airing cupboard.

### **Bathroom**

White suite of pedestal wash basin, close coupled WC, panelled bath with shower attachment, glazed screen, chrome heated towel rail.

### **Double Bedroom**

### **En Suite Shower Room**

Pedestal wash basin, enclosed shower, chrome heated towel rail, fully tiled ceramic walls and floor, mirror.

### **Double Bedroom**

Access hatch to loft.

### **Outside**

Berry Hill Court has superb grounds bordering fields and woodland. Ample parking.

### **Garage**

Floor Plan

Approximate Floor Area = 67.4 sq m / 725 sq ft  
Garage Area = 13.3 sq m / 143 sq ft  
Total = 80.7 sq m / 868 sq ft

Berry Hill Court

Waterman  
Established 1990

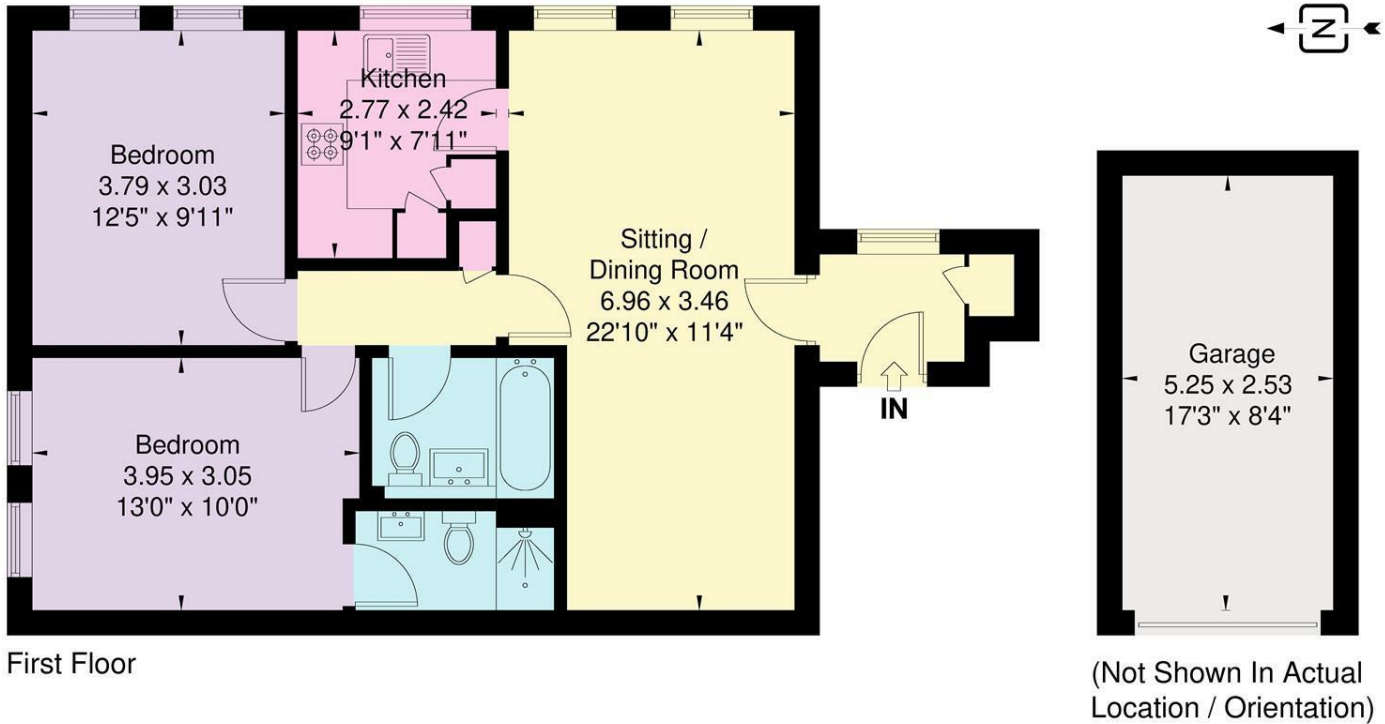
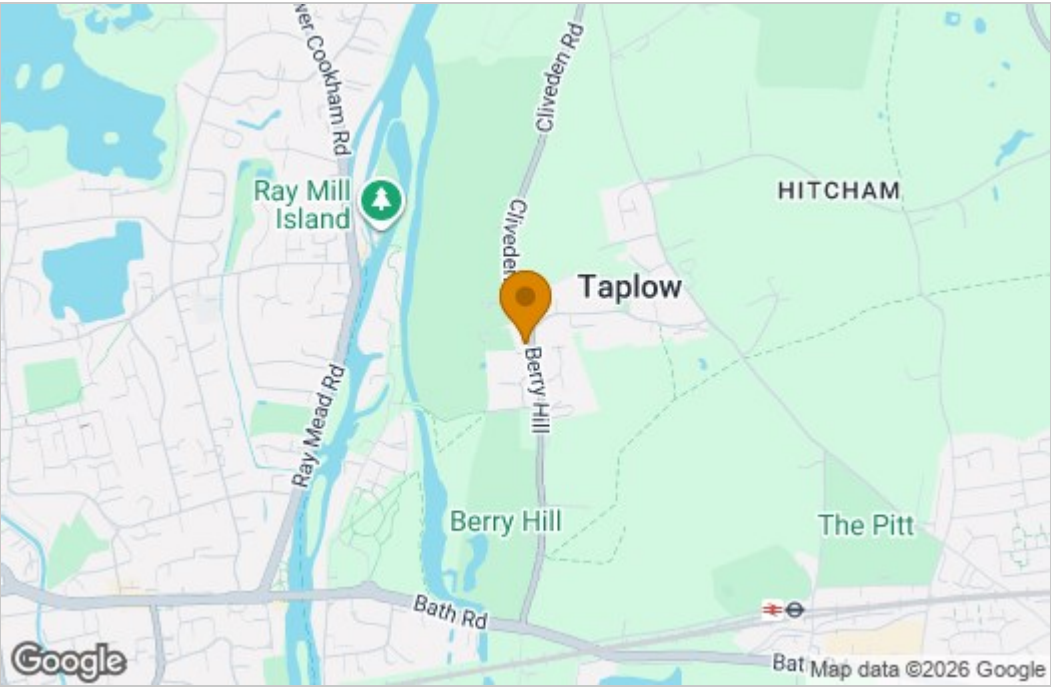
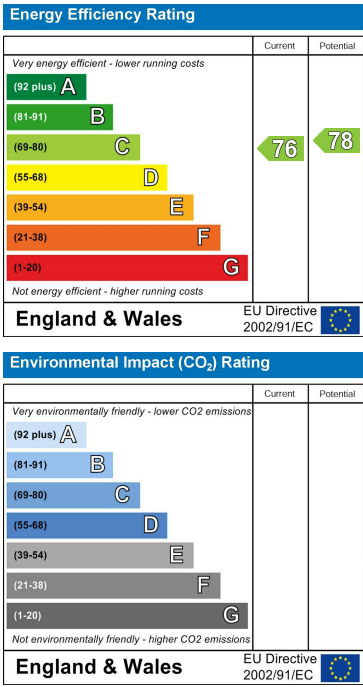


Illustration for identification purposes only,  
measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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