Waterman
Established 1990

6 Sherbourne Court, Maidenhead, SL6 2RS

£270,000 Leasehold

A chain free first floor 2 bedroom apartment on this gated development a few minutes walk from the Elizabeth Line station and Maidenhead town centre. The property offers well proportioned accommodation with residents off street parking and communal gardens.

Security Entryphone System
Door giving access to stairs rising to first floor landing. Front door to:

Entrance Hall
Storage cupboard housing pressurized hot water tank.

Bathroom
Comprising white suite of close coupled WC, pedestal wash basin with mirror over, tiled panelled bath with hand held shower attachment,

Bedroom 1
Built in wardrobe.

Bedroom 2
Built in wardrobe.

Kitchen
Comprising range of wall and base cupboards and drawers, work surfaces incorporating one and a half bowl sink, tiled splashback, space for fridge, freezer and washing machine, integrated oven with electric hob, extractor fan.

Sitting /Dining room
Juliette balcony, space for dining table.
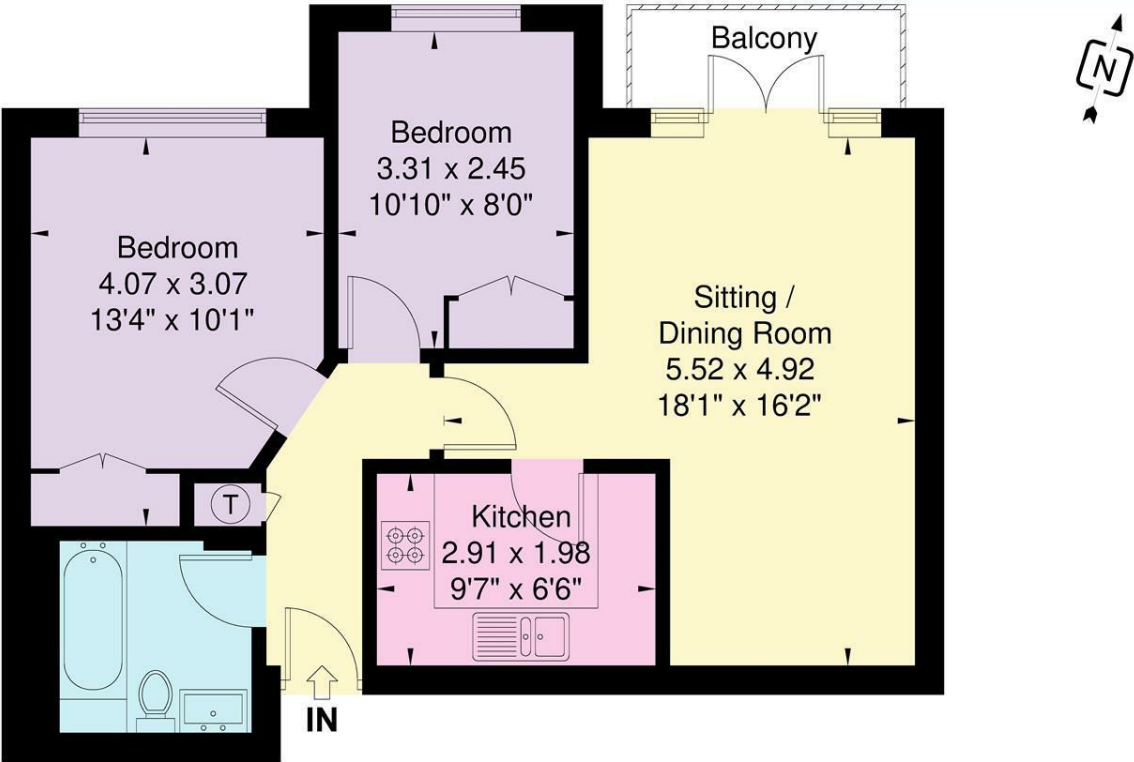
Outside
Gated development with resident parking, well kept communal gardens.

Floor Plan

Approximate Floor Area = 54.9 sq m / 590 sq ft   Sheborne Court
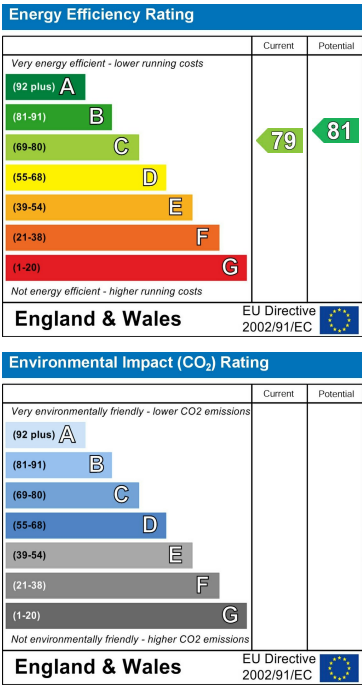
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Balcony

Bedroom
3.31 x 2.45
10'10" x 8'0"

Bedroom
4.07 x 3.07
13'4" x 10'1"

Sitting /
Dining Room
5.52 x 4.92
18'1" x 16'2"

T

Kitchen
2.91 x 1.98
9'7" x 6'6"

IN

First Floor

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

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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