Waterman

Established 1990

4 Danes Court, All Saints Avenue, Maidenhead, SL6 6EN

£297,500 Share of Freehold

CHAIN FREE - Located in the popular All Saints area of Maidenhead and within walking distance of the town centre and Elizabeth Line, a spacious, purpose built two bedroom first floor apartment in need of some updating. The property benefits from a large dual aspect living/dining room, garage, plus additional allocated parking.

Entrance Hall
Stairs to first floor landing, two storage cupboards.

Private Entrance Hall
Entryphone, storage cupboard, airing cupboard with slatted shelving and Vaillant wall mounted gas fired boiler.

Sitting/Dining Room
Dual aspect.

Kitchen
Units including work surface with inset stainless steel sink, good range of floor and wall cupboards and drawers, built in oven with ceramic hob, extractor fan above, space for fridge, under counter space for a washing machine.

Bedroom 1
Double bedroom with built in wardrobe and storage cupboards.

Bedroom 2
Built in wardrobe with storage cupboards.

Shower Room
WC, wash basin set into unit with cupboard below, fully tiled walls, shower cubicle with glazed enclosure, shaver socket, loft access hatch.

Outside
Well maintained communal gardens mainly laid to lawn.

Garage
Garage in block to the rear, with additional allocated parking.

Floor Plan

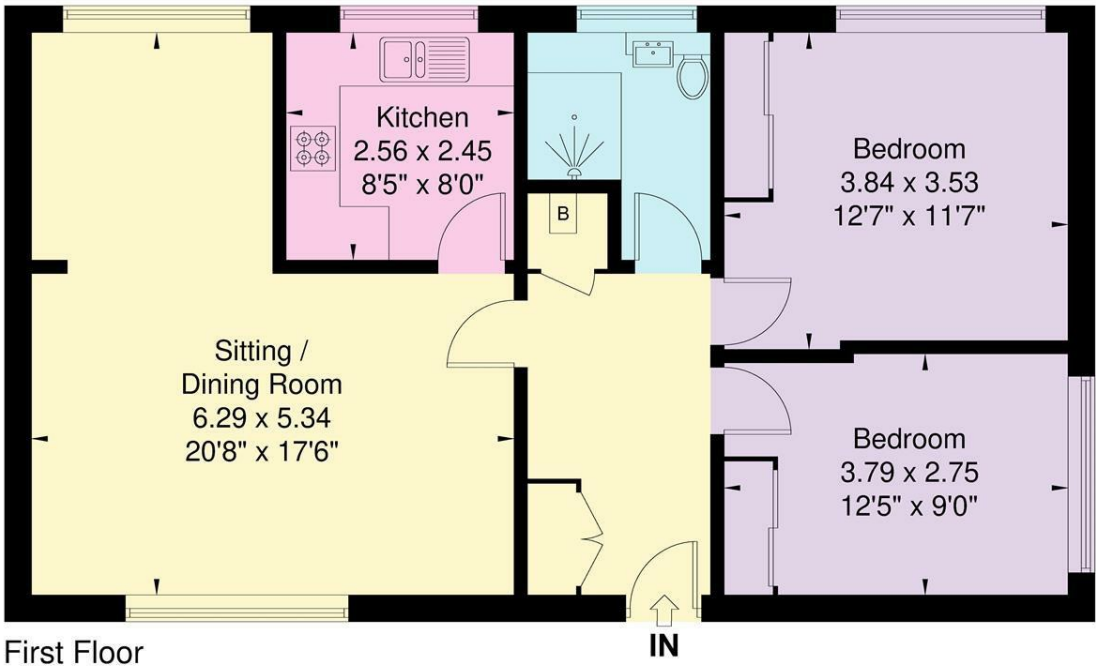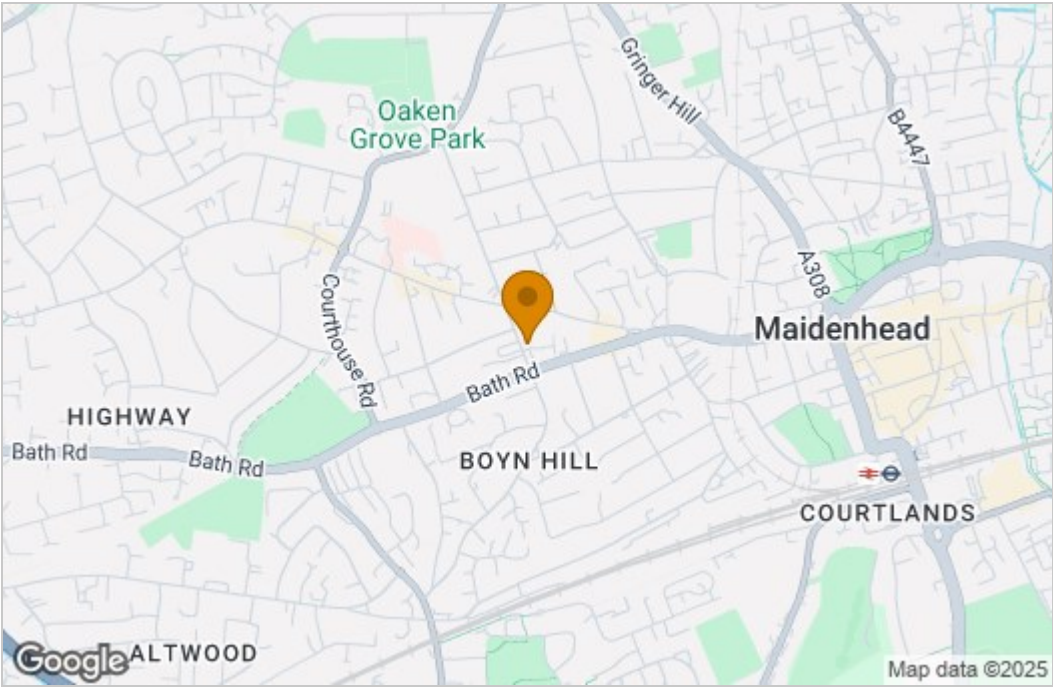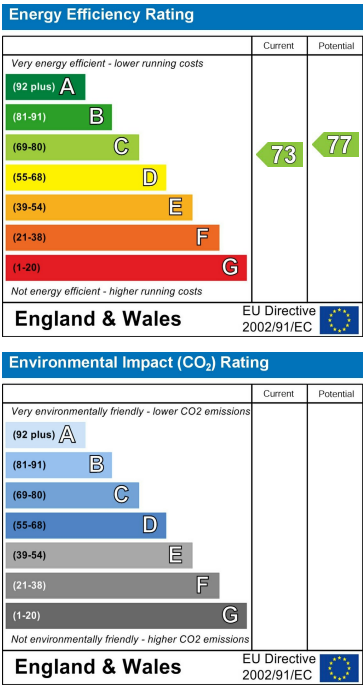Approximate Floor Area = 73.1 sq m / 786 sq ft   Danes Court

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Kitchen
2.56 x 2.45
8'5" x 8'0"

B

Bedroom
3.84 x 3.53
12'7" x 11'7"

**Sitting /
Dining Room**
6.29 x 5.34
20'8" x 17'6"

Bedroom
3.79 x 2.75
12'5" x 9'0"

First Floor

IN

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		
(69-80) C		
(55-68) D	73	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO₂) 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