

BURNHAM, Berkshire



**COMMUNAL ENTRANCE HALL : ENTRANCE HALL : LOUNGE
KITCHEN : 3 BEDROOMS : BATHROOM : REPLACEMENT DOUBLE GLAZING
NIGHT STORAGE HEATING : COMMUNAL GARDENS : NO CHAIN**

PRICE...£154,950...LEASEHOLD

IN ASSOCIATION WITH



SALES & LETTINGS OFFICES:
BOURNE END 1628 522568
SLOUGH 01753 523295
TWYFORD 01189 341000

PROFESSIONAL DEPARTMENT:
Contact 0845 6014206

FINANCIAL SERVICES:
Contact 01753 52671

ASSOCIATED OFFICES IN BURNHAM, IVER AND FARNHAM COMMON



11 Sandringham Court BURNHAM, Berkshire, SL1 6JU

A ground floor 3 bedroom flat, ideal for the commuter being opposite Burnham Station (Paddington line). The flat benefits from replacement double glazing and electric night storage heating. An ideal investment opportunity. We highly recommend an early internal inspection.

Directions: Proceed down Burnham High Street and turn left into Windsor Lane. At the 5-points traffic lights turn left and immediately right into Burnham Lane. Continue for approximately ½ mile and fork right into Station Road. Turn right into Sandringham Court where the property will be found immediately on the left hand side.

COMMUNAL ENTRANCE HALL leading to:

ENTRANCE HALL with night storage heater; built-in airing cupboard housing 'Fortick' tank

HALLWAY leading to:

LOUNGE/DINING ROOM 20'9 (6.32m) x 10'9 (3.27m) (double aspect) with night storage heater; dado rails; double glazed sliding patio door to:

BALCONY

KITCHEN 10'9 (3.27m) x 7'9 (2.36m) stainless steel sink unit with cupboards and drawers under; further work surfaces; eye level wall cupboards, tiled splashback; space and plumbing for washing machine

BEDROOM 1 11'4 (3.45m) x 10'3 (3.12m) with night storage heater; laminate flooring

BEDROOM 2 11'4 (3.45m) x 8'5 (2.56m) with laminate flooring; double glazed door to Balcony

BEDROOM 3 11'3 (3.43m) x 6'9 (2.06m) with laminate flooring

BATHROOM vanity hand wash basin with cupboards under, low flush wc, panelled bath, 'Triton' wall-mounted shower; part tiled walls; electric towel rail; shaver socket

OUTSIDE

COMMUNAL GARDENS

TENURE:

Lease expires in 2086

Maintenance Charges: £767.98 for 2010

LOCAL AUTHORITY Slough Borough Council

For an appointment to view please contact:

Hunt & Nash
7 Mackenzie Street, Slough
Berks. SL1 1XQ

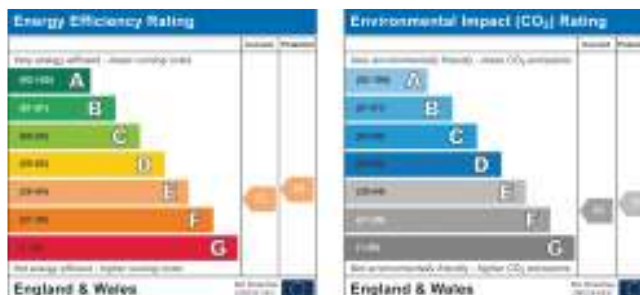
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Ref: SL1352



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.