



**Flat 13 Sherbourne Court, Ludlow Road, Maidenhead SL6 2RS**

**welcome to**

**Flat 13 Sherbourne Court, Ludlow Road, Maidenhead**

Situated within a secure gated development, a short walk from the town centre and mainline railway station, this well-presented two bedroom first floor apartment has no onward chain and a lease extension on completion.



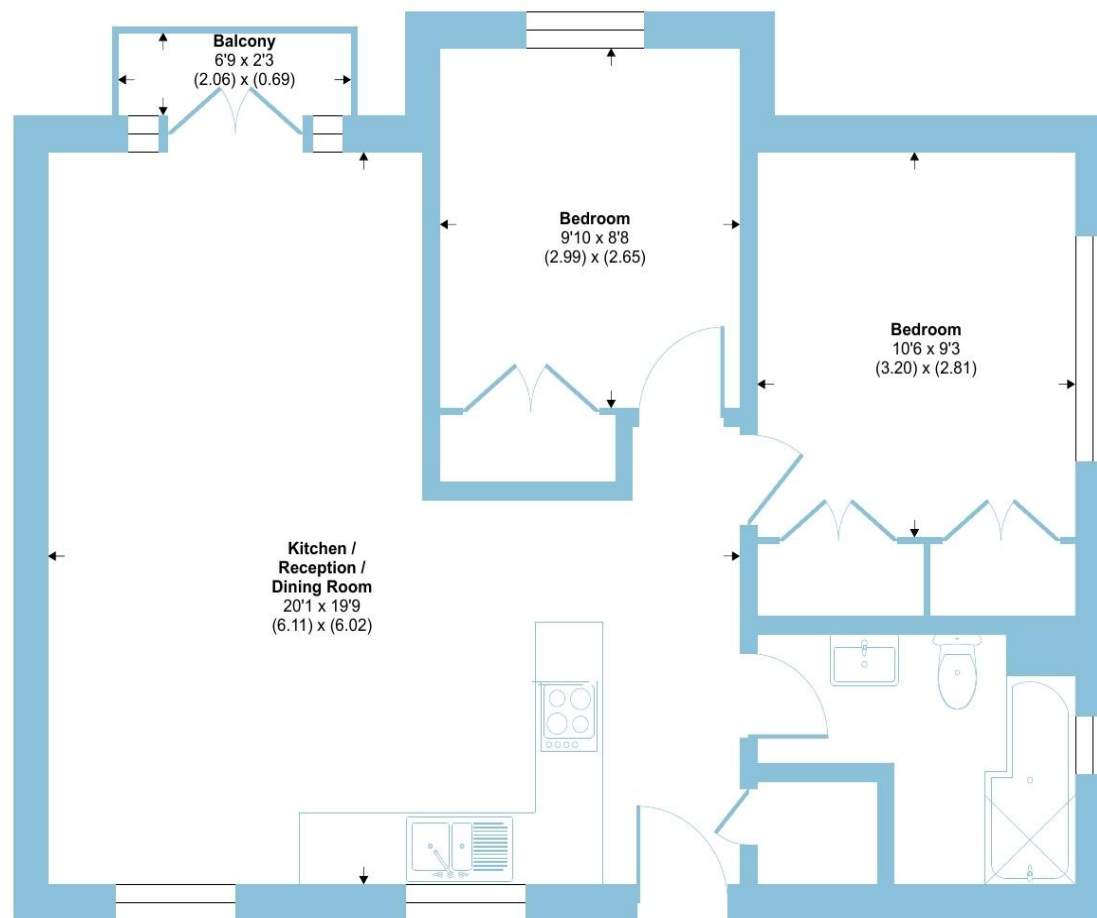




## Sherbourne Court, Ludlow Road, Maidenhead, SL6

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Barnard Marcus. REF: 1495847



Situated within a secure gated development and just a short walk from the town centre and mainline railway station, this well-presented first floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property is being sold with no onward chain and benefits from a lease extension upon completion, providing added peace of mind for prospective purchasers.

Accessed via a secure communal entrance, the accommodation comprises a welcoming hallway with a useful built-in storage cupboard, a bright and spacious living room with direct access to a private balcony and an open-plan layout leading to a modern fitted kitchen, creating an ideal space for both relaxing and entertaining. There are two well-proportioned bedrooms, complemented by a modern bathroom.

The development sits behind secure electronic gates, offering residents an added level of privacy and there is residents parking. Conveniently located less than half a mile from the railway station, the property is perfectly positioned for commuters, while the town centre's wide range of shopping, leisure and dining facilities are all within easy reach. This attractive apartment combines comfort, convenience and security in a highly desirable location.

**welcome to**

## **Flat 13 Sherbourne Court, Ludlow Road**

- FIRST FLOOR APARTMENT
- SECURE GATED DEVELOPMENT
- LEASE EXTENSION & ZERO GROUND RENT ON COMPLETION
- RESIDENTS PARKING
- CLOSE TO STATION AND TOWN CENTRE
- TWO BEDROOMS
- GOOD CONDITION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1800.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£290,000**



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Property Ref:  
MHD123715 - 0001

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