

## £94,000 Shared Ownership

Arthur Close, Cookham, Maidenhead, Berkshire SL6 9FE



- Guideline Minimum Deposit £9,400
- First Floor (with Private Ground Floor Entrance)
- Modern Double Glazing and Gas Central Heating
- Parking Space
- Guide Min Income Dual £32.1k | Single £38.4k
- Approx. 601 Sqft Gross Internal Area
- Communal Rear Garden
- Short Walk from Cookham Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £235,000). A spacious, modern flat in the village of Cookham. A private entrance and staircase leads up to a hallway with a pair of built-in storage/utility cupboards. The reception room features a large, west-facing window that overlooks the communal rear garden. There is a generously-sized kitchen with attractive, walnut-style units, a bedroom with fitted wardrobe and a naturally-lit bathroom. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of a parking space plus Cookham Railway Station is only a short walk away.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 01/03/2009).

**Minimum Share:** 40% (£94,000). The housing association will expect that you will purchase the largest share affordable.

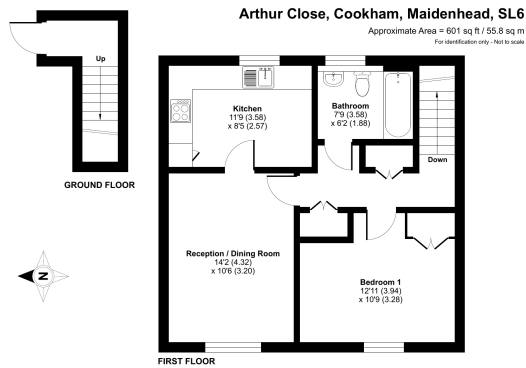
**Shared Ownership Rent:** £366.80 per month (subject to annual review).

**Service Charge:** £206.59 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £32,100 | Single - £38,400 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Royal Borough of Windsor & Maidenhead. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Floor plan produced in accordance with RICS Property Measurement (2nd Edition) Professional Measurement Process (Minimum Standards (PM02) Residential) - 1st December 2024. Produced for Urban Moves. REF: 120663

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**  
stairs leading up to:

### FIRST FLOOR

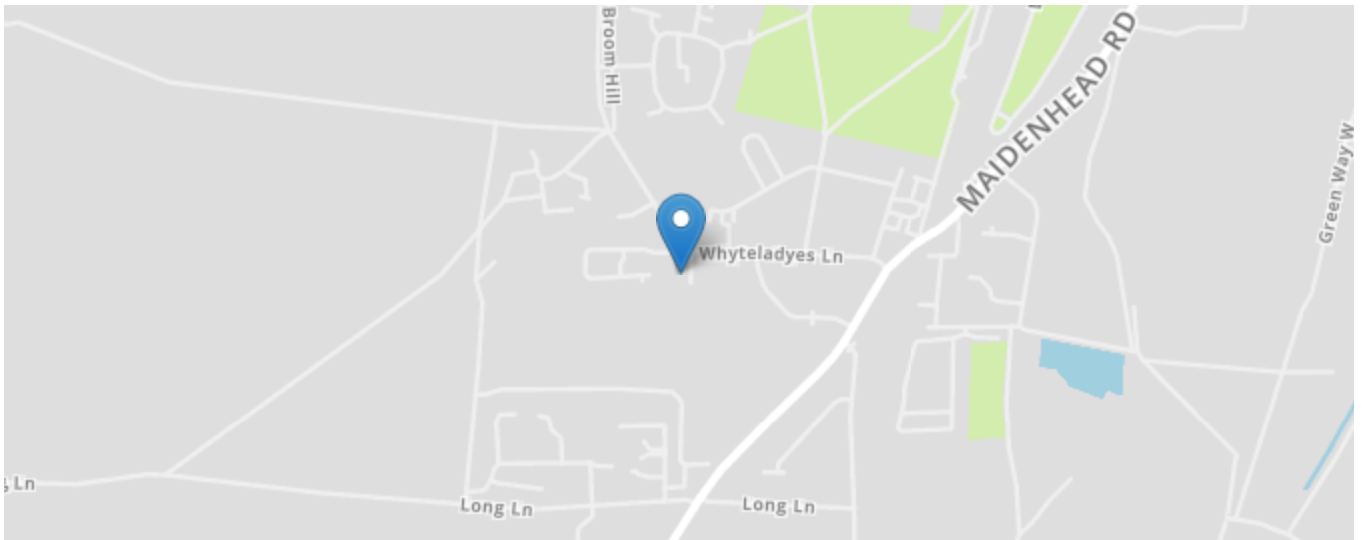
#### Landing

**Reception Room**  
14' 2" x 10' 6" (4.32m x 3.20m)

**Kitchen**  
11' 9" x 8' 5" (3.58m x 2.57m)

**Bathroom**  
7' 9" x 6' 2" (2.36m x 1.88m)

**Bedroom**  
12' 11" x 10' 9" (3.94m x 3.28m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.