



Flat 7 Marlborough House, Clivemont Road, Maidenhead SL6 7TP

welcome to

Flat 7 Marlborough House, Clivemont Road, Maidenhead

A beautifully presented one bedroom ground floor apartment with its own **PRIVATE PATIO**, open plan kitchen/diner, living room and bathroom. The property is part of a brand new stylish development built by Montreaux Homes ideally positioned on the northern outskirts of Maidenhead.



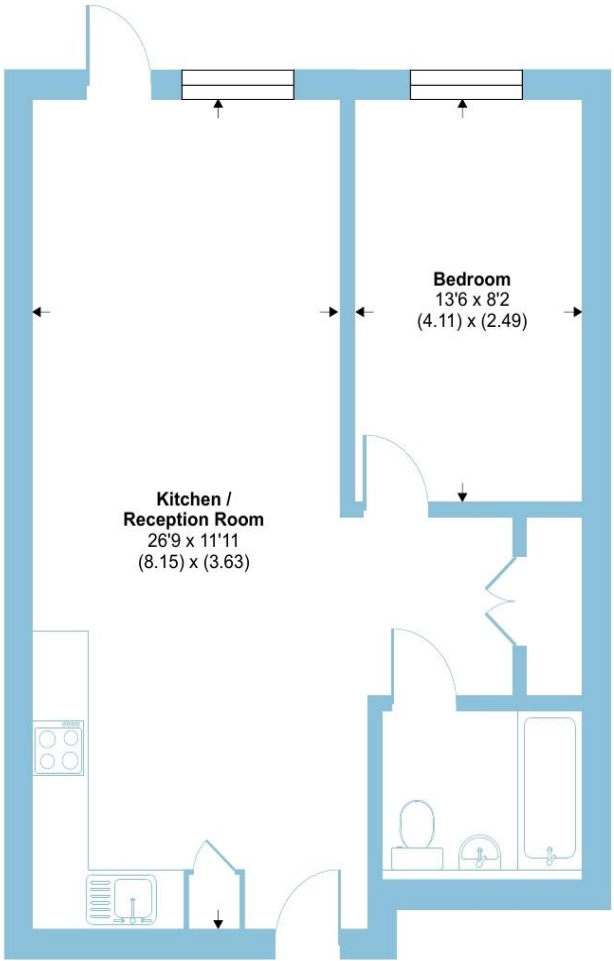
Clivemont Road, Maidenhead, SL6

Approximate Area = 534 sq ft / 49.6 sq m

For identification only - Not to scale

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 1023244



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Flat 7 Marlborough House, Clivemont Road, Maidenhead

- BRAND NEW STYLISH DEVELOPMENT
- BEAUTIFULLY PRESENTED
- GROUND FLOOR APARTMENT
- PRIVATE PATIO
- OPEN PLAN KITCHEN/DINER

Tenure: Leasehold EPC Rating: C

£250,000



view this property online rogerplatt.co.uk/Property/MHD120535

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MHD120535 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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Please note the marker reflects the
postcode not the actual property