



Flat 13 Shelley House, 2-4 York Road, Maidenhead SL6 1SF

welcome to

Flat 13 Shelley House, 2-4 York Road, Maidenhead

* **NO CHAIN** * A bright and airy one bedroom top floor apartment with a sunny south facing aspect located a stone's throw away from Maidenhead town centre and mainline train station/Elizabeth line. The property would be an ideal first purchase or investment and comprises: one double bedroom, contemporary kitchen, high quality bathroom, living room with vaulted ceiling and storage space. * **IDEAL FIRST PURCHASE OR INVESTMENT PROPERTY** *

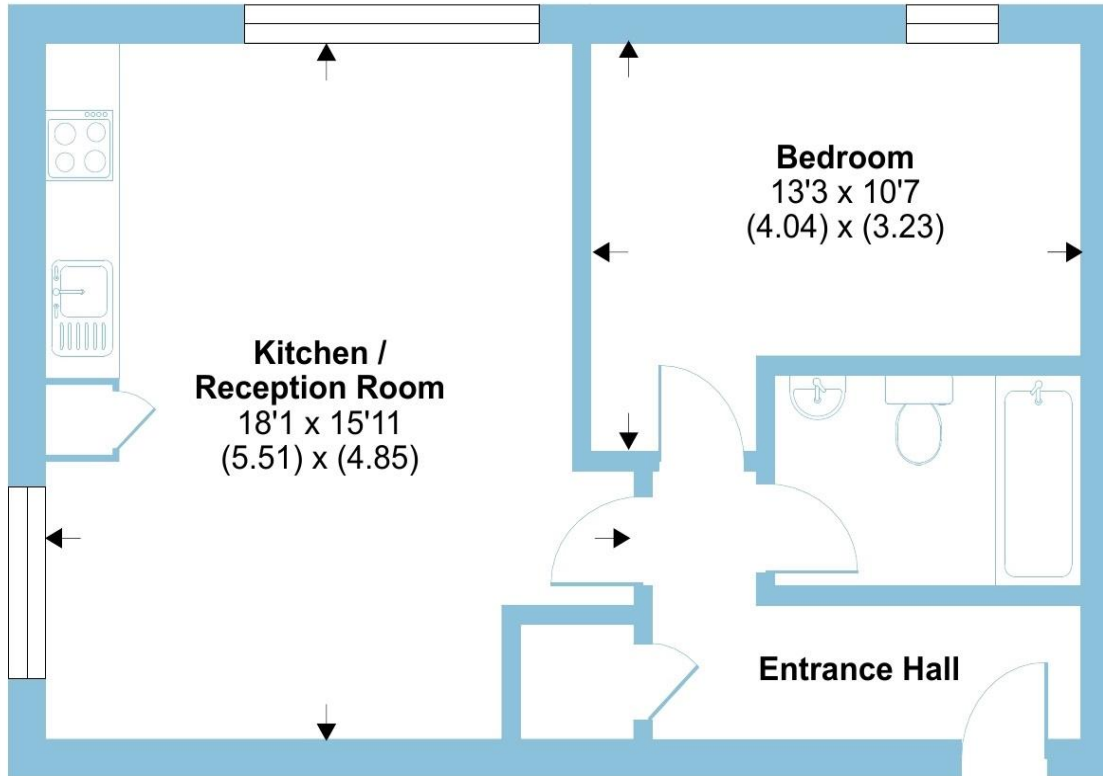




York Road, Maidenhead, SL6

Approximate Area = 511 sq ft / 47.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1138909



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Flat 13 Shelley House, 2-4 York Road

- STONE'S THROW AWAY FROM TOWN & STATION
- ONE DOUBLE BEDROOM, HIGH QUALITY BATHROOM
- CONTEMPORARY KITCHEN, STORAGE SPACE
- VAULTED CEILING IN LIVING ROOM
- ENERGY EFFICIENT FLUSH PANEL ELECTRIC RADIATORS
- VIDEO ENTRY PHONE SYSTEM
- LIFT & STAIRCASE ACCESS TO ALL FLOORS
- IDEAL FIRST PURCHASE OR INVESTMENT, NO PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£225,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD118877



Property Ref:
MHD118877 - 0008

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.

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