



**Apartment 302 Exchange House, 11-17 Market Street, Maidenhead SL6 8AA**

**welcome to**

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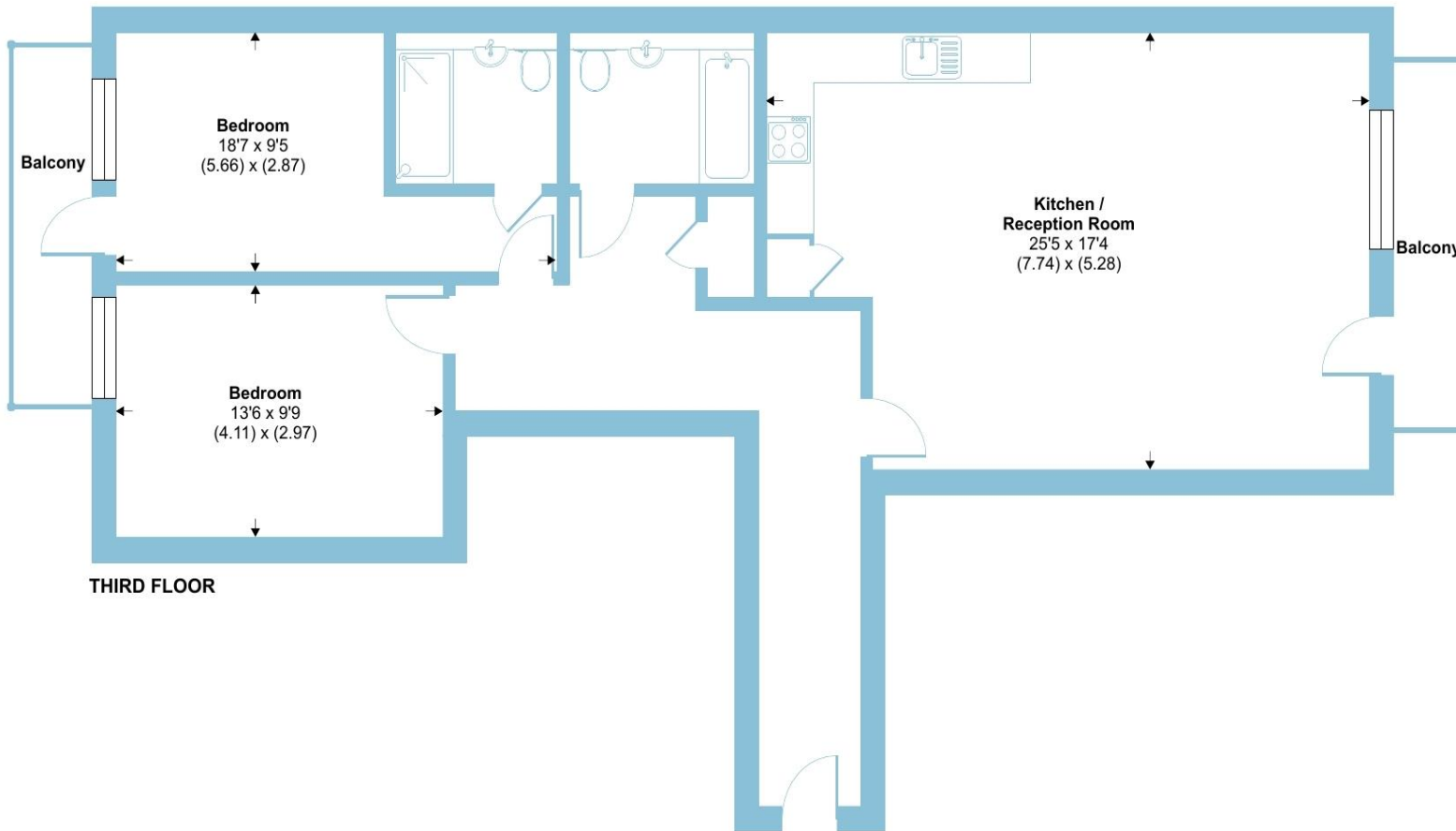
A large two bedroom apartment boasting just under 1000 square foot located just a stone's throw away from Maidenhead town centre and station (Elizabeth line). The property comprises: two double bedrooms, main room with a contemporary en-suite, family bathroom suite, open plan kitchen diner boasting 25 feet, two balconies with views over Maidenhead town centre and a large hallway perfect for storage.



# Market Street, Maidenhead, SL6

Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1082789



welcome to

## Apartment 302 Exchange House, 11-17 Market Street, Maidenhead

- TOWN CENTRE LOCATION
- JUST UNDER 100 SQFT
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- EN-SUITE & FAMILY BATHROOM
- TWO BALCONIES
- LARGE HALLWAY PERFECT FOR STORAGE

Tenure: Leasehold EPC Rating: C

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MHD121058 - 0001

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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