



Flat 2, 26 Craufurd Rise, Maidenhead SL6 7LS

welcome to

Flat 2, 26 Craufurd Rise, Maidenhead

An immaculately presented one bedroom first floor apartment conveniently situated half a mile from Maidenhead Train Station/Elizabeth Line & Town Centre with allocated off-road parking.





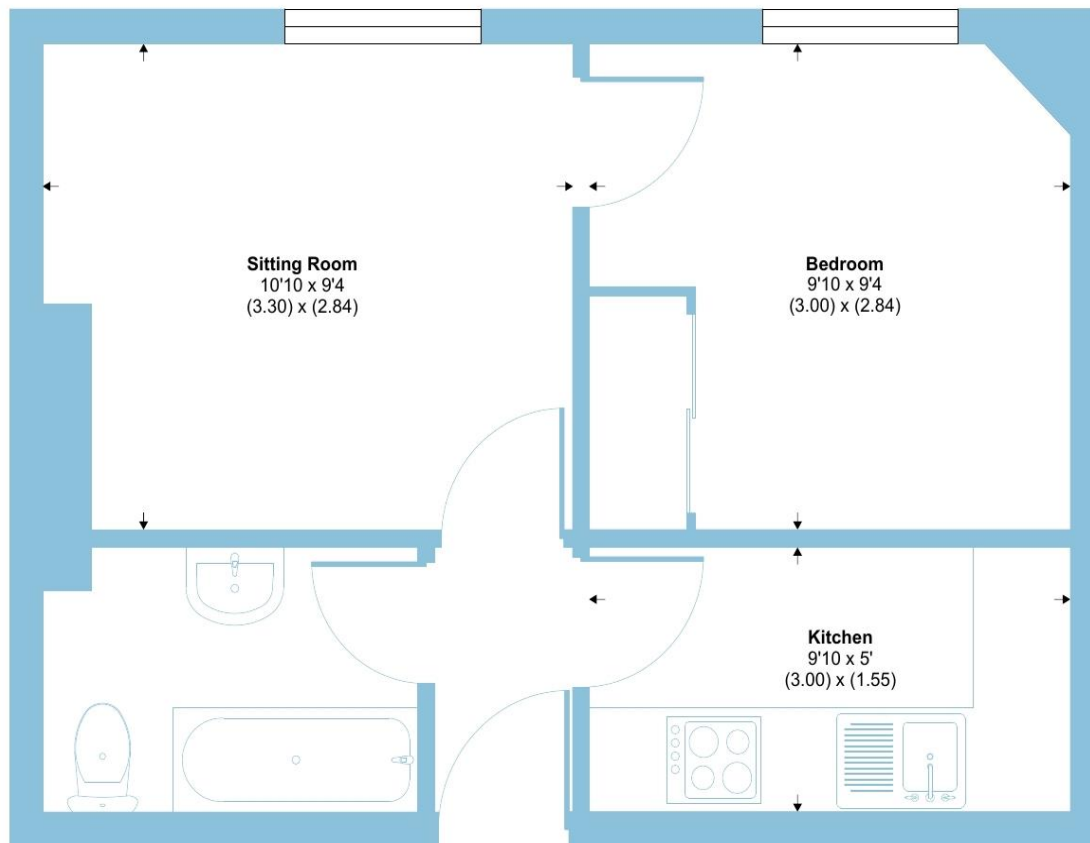
Craufurd Rise, Maidenhead, SL6

Approximate Area = 310 sq ft / 28.7 sq m

For identification only - Not to scale

Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Barnard Marcus. REF: 935021



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Flat 2, 26 Craufurd Rise, Maidenhead

- GREAT INVESTMENT OR FIRST PURCHASE
- WELL PRESENTED
- FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- HALF A MILE TO MAIDENHEAD STATION

Tenure: Leasehold EPC Rating: C

guide price

£215,000



directions to this property:

From Maidenhead town centre proceed north on the A308 to Craufurd Rise, proceed for a short distance up the road and take the second turning on the right into Norfolk Road. The parking area for 26 Craufurd Rise will be found almost immediately on the right hand side.



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 99 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MHD121366 - 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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