



**Flat 12 Butler House, Market Street, Maidenhead SL6 8AA**

**welcome to**

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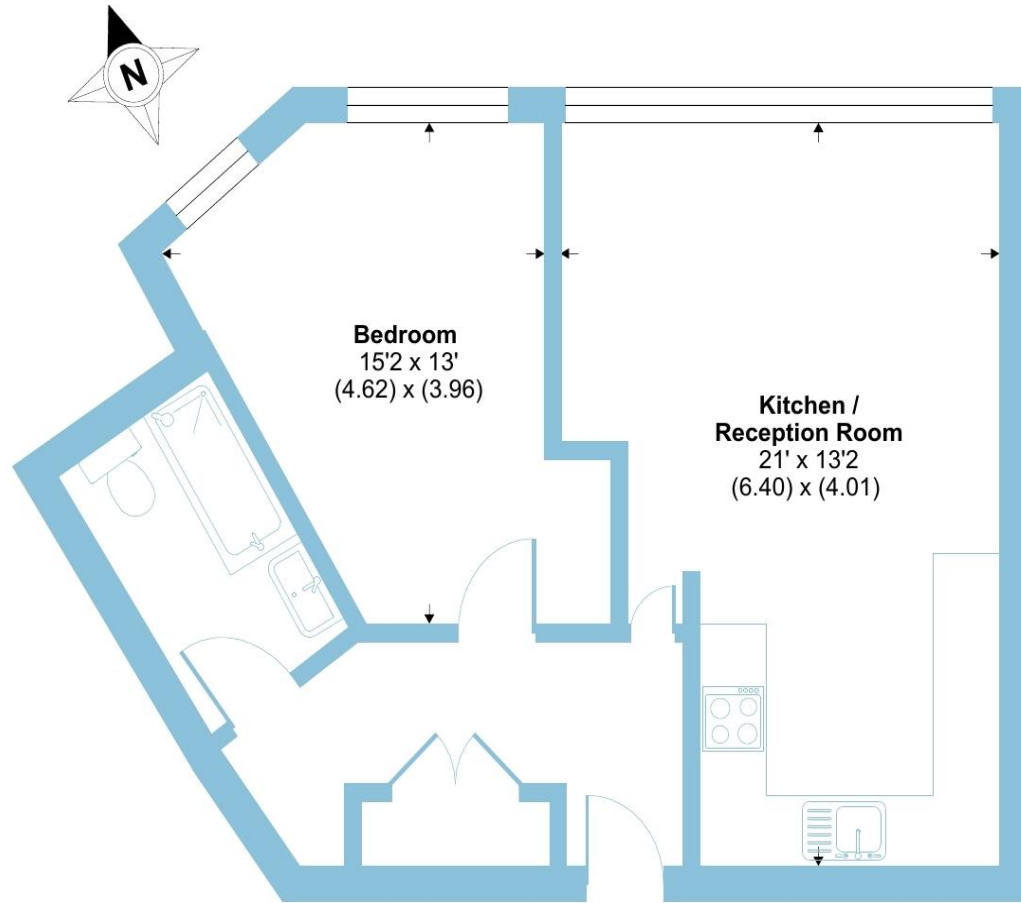
Located a stone's throw away from the town centre and within a short walk of Maidenhead train station/Elizabeth Line is this one bedroom third floor apartment. Perfect town centre investment opportunity or ideally suited for first time buyers that are looking for a prime location.



# Market Street, Maidenhead, SL6

Approximate Area = 515 sq ft / 47.8 sq m

For identification only - Not to scale



**Third 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: 1167528





welcome to

## Flat 12 Butler House, Market Street

- IDEAL INVESTMENT OR FIRST PURCHASE
- TOWN CENTRE LOCATION
- SHORT WALK TO MAIDENHEAD TRAIN STATION
- SECURE BUILDING WITH LIFT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING SPACE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD121636 - 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.

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