



90a North Town Road, Maidenhead SL6 7JH

welcome to

90a North Town Road, Maidenhead

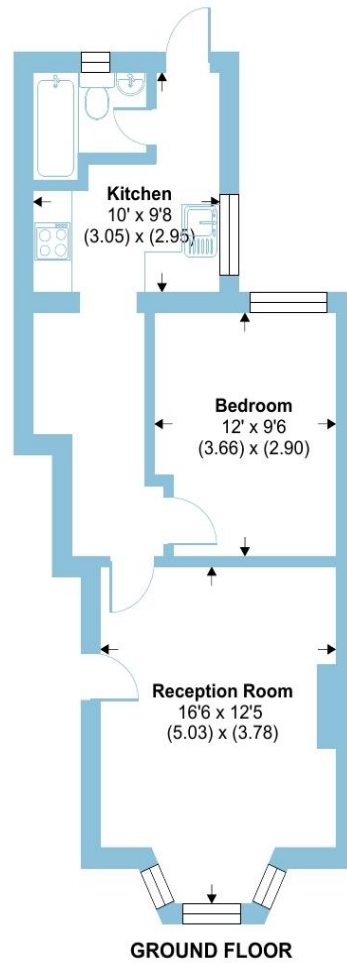
Ground floor apartment with period features such as tall ceilings, bay windows and picture rails throughout, located just 20 minutes' walk of Maidenhead town centre and train station (Elizabeth line), close to great local schools, pubs and restaurants. The property comprises: One double bedroom, separate kitchen, living room and private parking to the rear. The property also comes with outside communal gardens to the rear boasting ample room for entertaining. **SHARE OF FREEHOLD – EXTENDED LEASE**



North Town Road, Maidenhead, SL6

Approximate Area = 484 sq ft / 45 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). © nchecon 2024.
Produced for Barnard Marcus. REF: 1201351



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90a North Town Road, Maidenhead

- SHARE OF FREEHOLD
- EXTENDED LEASE CURRENTLY AT 1062 YEARS
- 20 MINUTES' WALK OF TOWN & STATION
- CLOSE TO LOCAL SCHOOLS
- GROUND FLOOR APARTMENT WITH PERIOD FEATURES
- ONE DOUBLE BEDROOM, SEPARATE KITCHEN
- PRIVATE PARKING TO THE REAR
- COMMUNAL GARDEN

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 1062 years from 1st July 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD121201 - 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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