



24 Prince Andrew Close, Maidenhead SL6 8QH

welcome to

24 Prince Andrew Close, Maidenhead

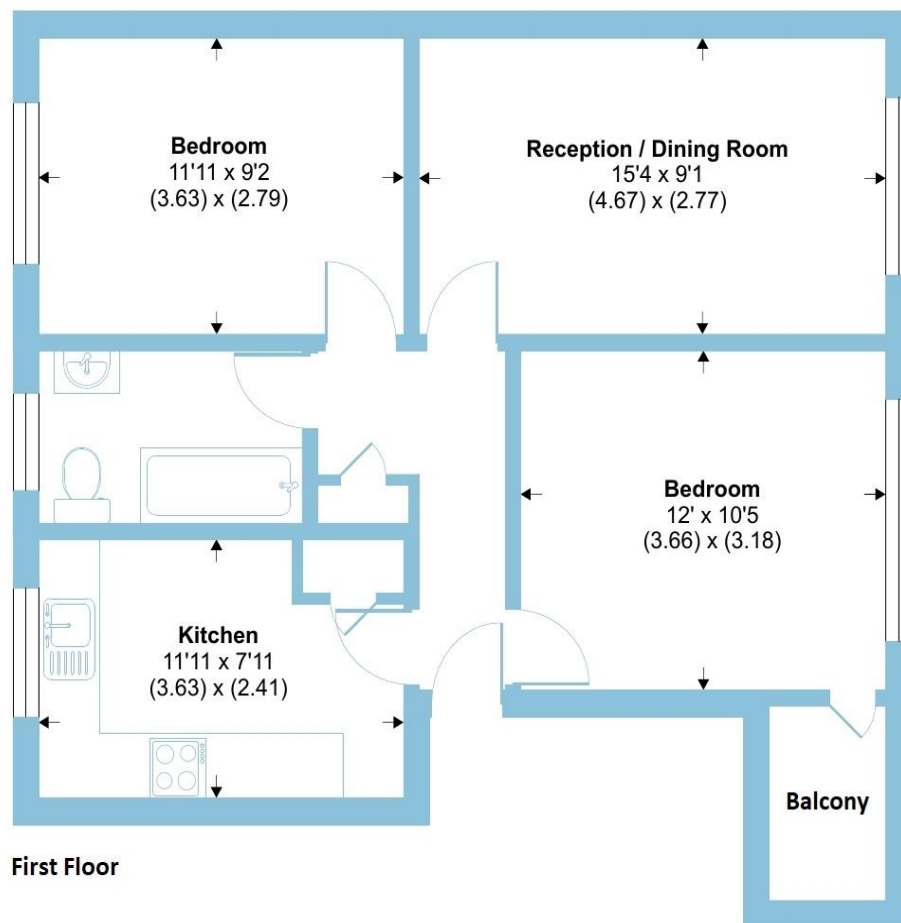
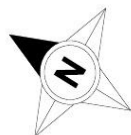
A very well presented two double bedroom first floor flat situated in a popular cul-de-sac and being sold with a long lease, garage, balcony and **NO UPPER CHAIN**. There is a communal entrance to the building and well-tended grounds surround the block of apartments. The accommodation comprises: entrance hall, living room with access to the balcony area, modern fitted kitchen, two double bedrooms and a modern bathroom. There is ample parking for residents and visitors and this property has the added benefit of a garage and a long lease in excess of 940 years.



Prince Andrew Close, SL6

Approximate Area = 626 sq ft / 58.1 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.
Produced for Barnard Marcus. REF: 1214268



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24 Prince Andrew Close, Maidenhead

- NO ONWARD CHAIN
- LONG LEASE IN EXCESS OF 940 YEARS
- GARAGE
- LIVING ROOM WITH BALCONY
- TWO DOUBLE BEDROOMS
- POPULAR CUL-DE-SAC LOCATION
- CLOSE TO SHOPS AND LOCAL SCHOOLS
- EASY ACCESS TO STATION

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 1000 years from 13 May 1970. 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

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD121995 - 0004

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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