



Flat 79 Park View, Grenfell Road, Maidenhead SL6 1FG

welcome to

Flat 79 Park View, Grenfell Road, Maidenhead

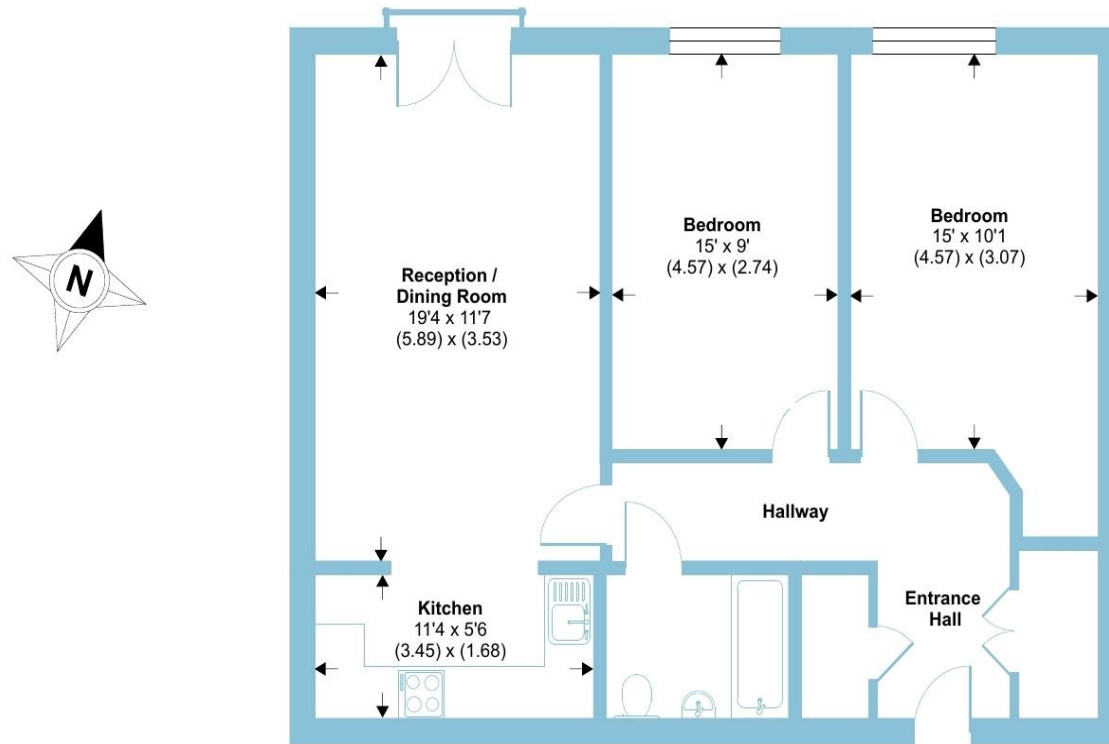
A recently decorated two bedroom apartment in a securely gated development located within just 30 seconds walk of Maidenhead town centre and train station (Elizabeth Line). The property comprises: Two large double bedrooms both carpeted, one white bathroom suite, open plan kitchen diner and living room with a Juliette balcony overlooking the communal areas. The property would be perfect for a first time buyer as well as a buy to let investor and comes with the added benefit of a private parking space.



Grenfell Road, Maidenhead, SL6

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



SECOND FLOOR

welcome to

Flat 79 Park View, Grenfell Road

- 30 SECONDS WALK FROM TOWN & STATION
- SECURELY GATED DEVELOPMENT
- RECENTLY DECORATED
- TWO LARGE DOUBLE BEDROOMS
- JULIETTE BALCONY OVERLOOKING COMMUNAL AREAS
- PRIVATE PARKING SPACE
- IDEAL INVESTMENT OR FIRST TIME PURCHASE

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 150 years from 31 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MHD122132 - 0003

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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