



Flat 9 Brayfields, 7 Braywick Road, Maidenhead SL6 1BN

welcome to

Flat 9 Brayfields, Braywick Road, Maidenhead

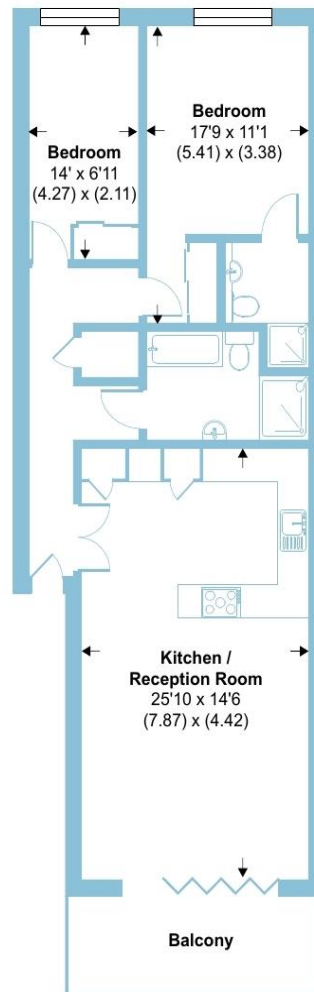
An exceptional third floor two bedroom apartment in this landmark development, built to an exacting specification, only a few hundred meters from the mainline and Elizabeth Line station and Maidenhead's thriving town centre. Further features include secure underground parking, generous balcony, approached by bi-fold doors overlooking green space, underfloor heating and high quality kitchen and bathrooms, new 125 year lease and zero ground rent.



Braywick Road, Maidenhead, SL6

Approximate Area = 851 sq ft / 79 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1226336



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Flat 9 Brayfields, 7 Braywick Road

- NEW 125 YEAR LEASE
- ZERO GROUND RENT
- LANDMARK DEVELOPMENT
- BUILT TO AN EXACTING SPECIFICATION
- ONLY A FEW HUNDRED METERS FROM TOWN & STATION
- SECURE UNDERGROUND PARKING
- GENEROUS BALCONY
- UNDERFLOOR HEATING

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; New 125 year lease.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122259 - 0002

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.


roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



**25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB**



rogerplatt.co.uk