



**Flat 6 Shaftesbury Court, Ludlow Road, Maidenhead SL6 2RS**



**welcome to**

## **Flat 6 Shaftesbury Court, Ludlow Road, Maidenhead**

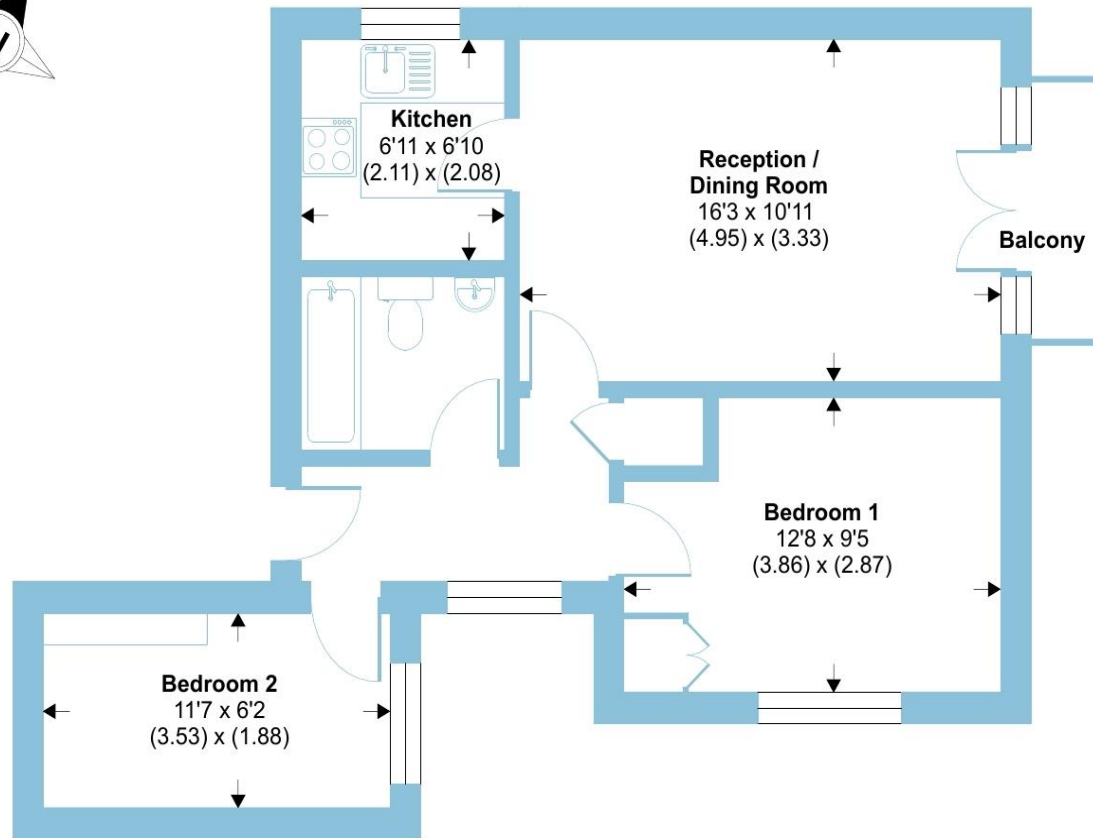
A modern two-bedroom apartment located on the second floor of this fantastic private gated development just 2 minutes' walk to Maidenhead train station and town centre. The property comprises: Two double bedrooms, one white bathroom suite, separate kitchen, living room with balcony and a parking space. Noteworthy features of this apartment include two good size bedrooms, gated private development, guest parking as well as private space and prime location close to Maidenhead town centre.



# Shaftesbury Court, Ludlow Road, Maidenhead, SL6

Approximate Area = 522 sq ft / 48.5 sq m

For identification only - Not to scale



**SECOND FLOOR**

**welcome to**

## **Flat 6 Shaftesbury Court, Ludlow Road**

- WALKING DISTANCE OF TOWN & STATION
- PRIVATE GATED DEVELOPMENT
- MODERN SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BALCONY
- PRIVATE PARKING SPACE
- VISITORS' PARKING

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£285,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [rogerplatt.co.uk/Property/MHD122134](https://rogerplatt.co.uk/Property/MHD122134)



Property Ref:  
MHD122134 - 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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