



Flat 1 Grove Court, Bath Road, Maidenhead SL6 4JT

welcome to

Flat 1 Grove Court, Bath Road, Maidenhead

A spacious two double bedroom ground floor apartment in a small development of only six apartments and with the added benefit of ample parking, garage, long lease in excess of 900 years and no upper chain. This apartment boasts two double bedrooms, a large living room, separate fitted kitchen and a bathroom. The property would make an ideal first purchase or investment. Maidenhead town centre is under a mile away, along with access to the Elizabeth Line from Maidenhead's mainline train station.



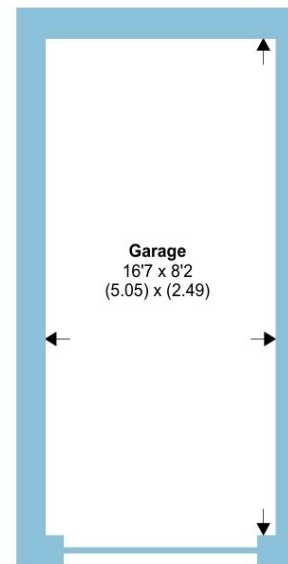
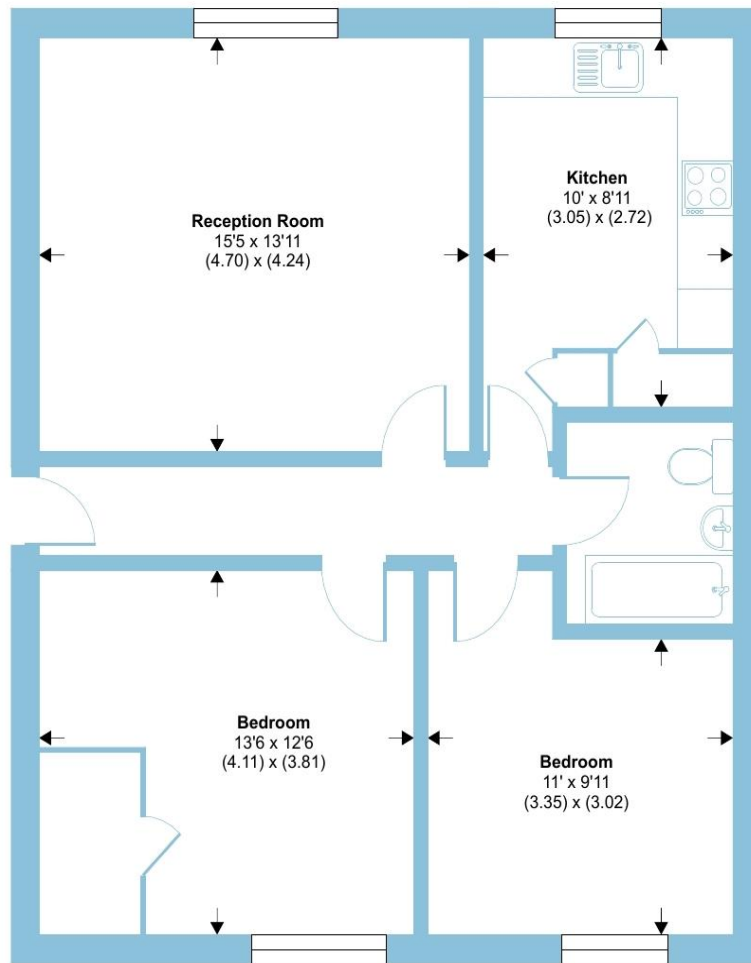
Bath Road, Maidenhead, SL6

Approximate Area = 758 sq ft / 70.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 898 sq ft / 83.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1250293


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welcome to

Flat 1 Grove Court, Bath Road

- SPACIOUS GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GARAGE
- LIVING ROOM & SEPARATE KITCHEN
- EASY ACCESS TO TOWN CENTRE & STATION
- POPULAR SMALL DEVELOPMENT
- NO ONWARD CHAIN
- LONG LEASE IN EXCESS OF 900 YEARS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122445 - 0001

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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