



Flat 10 Delta Court, Grenfell Road, Maidenhead SL6 1ES

welcome to

Flat 10 Delta Court, Grenfell Road, Maidenhead

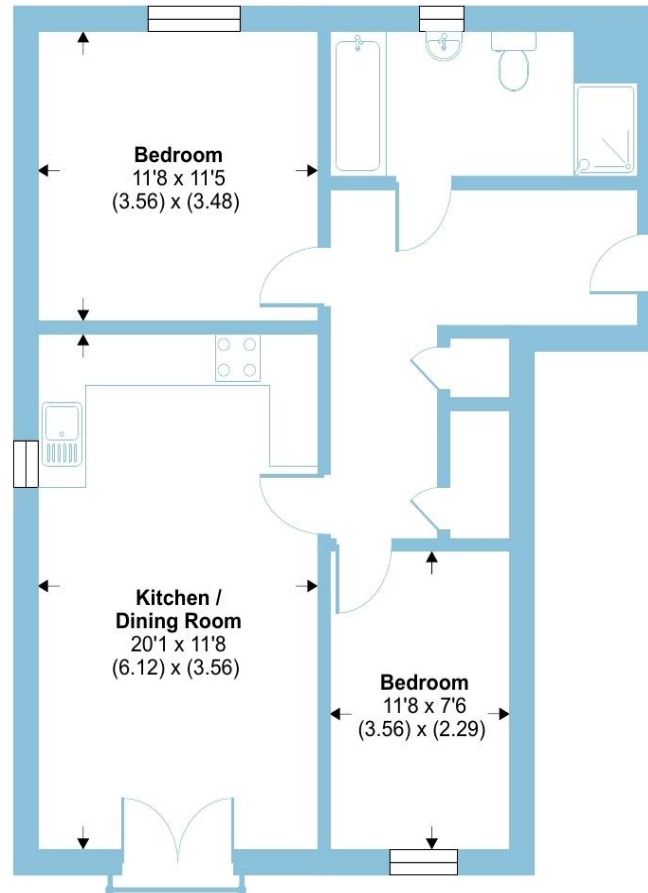
A two bedroom first floor purpose built apartment being offered for sale with **NO ONWARD CHAIN**. Located in the heart of the town centre, just a short walk from the station and high street, Delta Court is a reasonably modern development with secure communal entrance and resident's parking. The apartment has a long lease in excess of 120 years, good size living room that is open plan to the kitchen, two bedrooms and a bathroom.



Delta Court, Grenfell Road, Maidenhead, SL6

Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



THIRD 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: 1286631



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Flat 10 Delta Court, Grenfell Road

- PURPOSE BUILT FIRST FLOOR APARTMENT
- LONG LEASE IN EXCESS OF 120 YEARS
- TWO DOUBLE BEDROOMS
- SECURE MODERN DEVELOPMENT
- RESIDENT'S PARKING
- TOWN CENTRE LOCATION
- SHORT WALK TO STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3278.95

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



view this property online rogerplatt.co.uk/Property/MHD122489



Property Ref:
MHD122489 - 0005

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.



Please note the marker reflects the
postcode not the actual property

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