









#### welcome to

## **Apartment 7 Amber Place, Oldfield Road, Maidenhead**

Modern one bedroom apartment within walking distance from the town centre and Maidenhead train station. This well presented property features an open-plan layout living area and private parking. Conveniently positioned for easy access to the Elizabeth Line and Maidenhead train station, this apartment is also close to local amenities and major transport links like the M4, M40, and A404. Oldfield Primary School is just a short distance away, and nearby you'll find PureGym, Lidl, and other conveniences. The property also offers easy access to Braywick Nature Reserve and the River Thames.









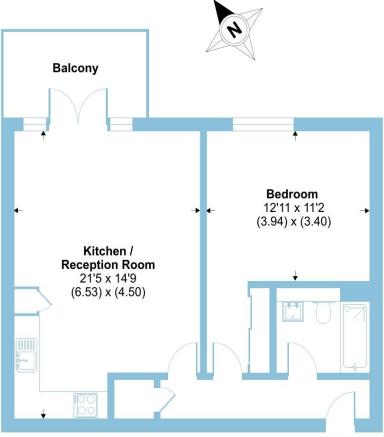




## Amber Place, Oldfield Road, Maidenhead, SL6

Approximate Area = 602 sq ft / 56 sq m

For identification only - Not to scale



FIRST FLOOR







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### **Apartment 7 Amber Place, Oldfield Road**

- WAI KING DISTANCE OF TOWN & STATION
- MODERN ONE BEDROOM APARTMENT
- WELL PRESENTED
- PRIVATE PARKING
- OPEN PLAN KITCHEN LIVING ROOM
- BALCONY

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1250.00

Ground Rent: 317.50

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £335,000









Please note the marker reflects the postcode not the actual property

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Property Ref: MHD122708 - 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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