



**33 Brunel Road, Maidenhead SL6 2RP**



**welcome to**

## 33 Brunel Road, Maidenhead

- PURPOSE BUILT GROUND FLOOR MAISONETTE
- LONG LEASE IN EXCESS OF 170 YEARS
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING
- TWO BEDROOMS
- EASY ACCESS TO TOWN CENTRE
- CLOSE TO STATION & LOCAL SCHOOLS
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

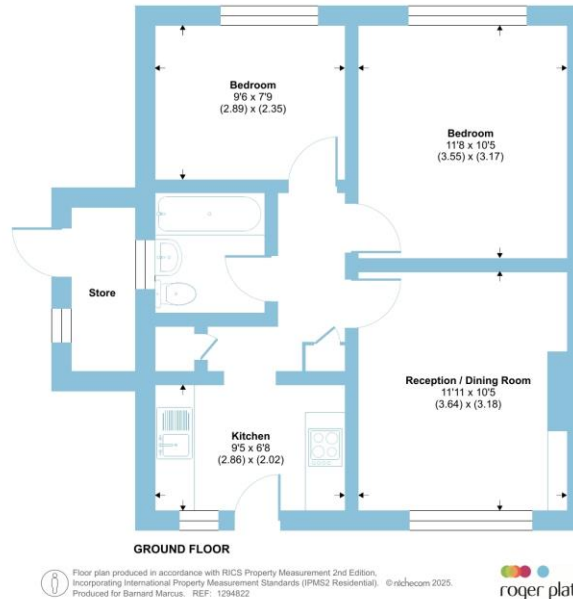
This is a Leasehold property with details as follows; Term of Lease 173 years from 01 June 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Within easy reach of the town centre and mainline train station is this two bedroom ground floor maisonette situated in a popular residential road and being offered for sale with no onward chain and a long lease in excess of 170 years.

The accommodation comprises; entrance hall, living room, fitted kitchen, bathroom and two well-proportioned bedrooms. The property further benefits from an enclosed private rear garden and off-street parking on a private driveway.



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Approximate Area = 499 sq ft / 46.3 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 525 sq ft / 48.7 sq m

For identification only - Not to scale



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Property Ref:

MHD122682 - 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.

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.

  
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