



Flat 3 The Grove, 150 Bath Road, Maidenhead SL6 4LB

welcome to

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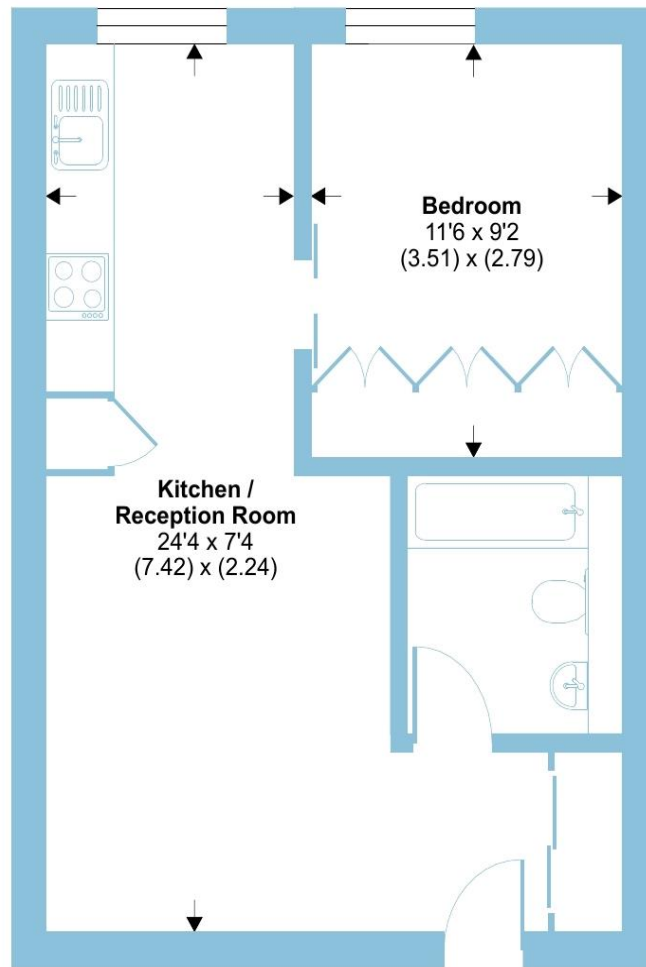
A spacious ground floor apartment built in 2018 and presented to a very high standard throughout. The accommodation comprises a large open plan kitchen/living room, modern bathroom and one double bedroom. The property is situated a short distance to Maidenhead town centre, commuter routes to the A404/M4 and mainline railway station/Elizabeth Line. Further benefits include residents parking for one vehicle, secure telephone entry system and modern communal areas.



Bath Road, Maidenhead, SL6

Approximate Area = 419 sq ft / 38.9 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: 1309193



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Flat 3 The Grove, 150 Bath Road

- SPACIOUS GROUND FLOOR APARTMENT
- VERY HIGH STANDARD THROUGHOUT
- LARGE OPEN PLAN KITCHEN/LIVING ROOM
- ONE DOUBLE BEDROOM
- MODERN BATHROOM
- RESIDENTS PARKING
- SECURE TELEPHONE ENTRY SYSTEM
- SHORT DISTANCE TO TOWN & STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1720.00

Ground Rent: 286.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122805 - 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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