



33 Crescent Dale, Shoppenhangers Road, Maidenhead SL6 2PR

welcome to

33 Crescent Dale, Shoppenhangers Road, Maidenhead

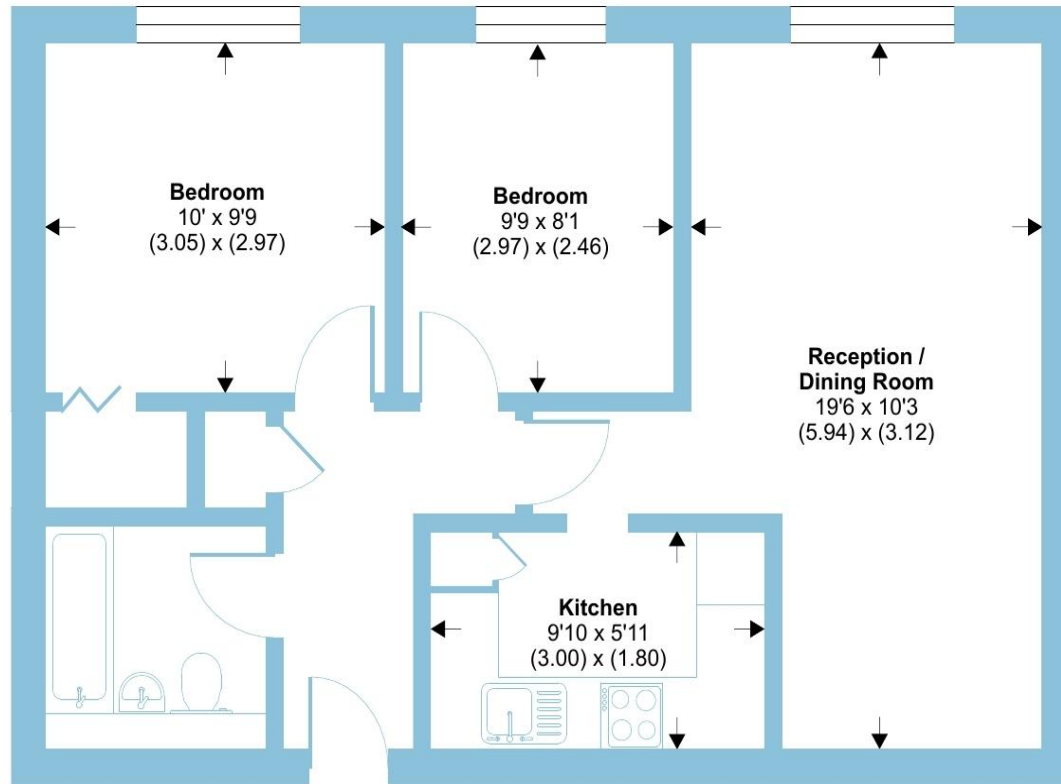
A bright and airy two bedroom apartment for those of 55 years of age and over, situated within a few minutes' walk of Crossrail and mainline railway station, and within 500 meters walk of Maidenhead's town centre. The property overlooks the south facing well-tended gardens. Further facilities include residents/guest parking facilities, lift to all floors, on-site house manager, communal lounge with events, and a guest suite for overnight stays. The development is well managed with reasonable running costs, the current service charge is £2,522.72 per annum, with £300.00 ground rent and a 99-year lease from 1987. The property offers vacant possession, so no complications of an onward chain. Highly recommended development with excellent feedback from past and present owners.



Crescent Dale, Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale



FIRST 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: 1314616



welcome to

33 Crescent Dale, Shoppenhangers Road

- WITHIN A FEW MINUTES WALK OF TOWN & STATION
- FOR THE OVER 55'S
- BRIGHT & AIRY TWO BEDROOM APARTMENT
- OVERLOOKING THE SOUTH FACING WELL-TENDED GARDENS
- RESIDENTS/GUEST PARKING FACILITIES
- LIFT TO ALL FLOORS
- ON-SITE HOUSE MANAGER
- COMMUNAL LOUNGE WITH EVENTS

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2522.72

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD122701



Property Ref:
MHD122701 - 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.

roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB



rogerplatt.co.uk