



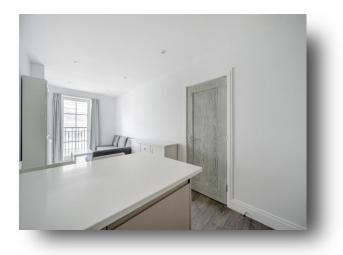


### welcome to

## **Apartment 7 Cresset Court, 73 High Street, Maidenhead**

A one bedroom second floor apartment set within a charming character conversion block in the heart of Maidenhead town centre and close to Maidenhead's mainline train station/Elizabeth Line. This sublime apartment has over 400 sqft of accommodation and would be a perfect first time purchase.

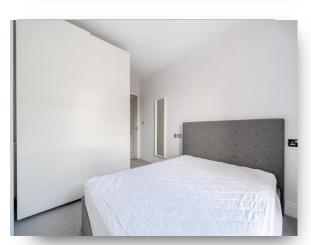












# High Street, Maidenhead, SL6



Approximate Area = 406 sq ft / 37.7 sq m For identification only - Not to scale Bedroom 12'9 x 9'2 (3.88) x (2.79) Kitchen / Reception Room 21'7 x 8'8 (6.58) x (2.65)



SECOND 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: 1319808



#### welcome to

## **Apartment 7 Cresset Court, 73 High Street**

- IN THE HEART OF THE TOWN CENTRE
- CLOSE TO TRAIN STATION/ELIZABETH LINE
- IDEAL FIRST PURCHASE OR INVESTMENT
- OVER 400 SOFT OF ACCOMMODATION
- FINISHED TO A HIGH STANDARD
- ONE DOUBLE BEDROOM

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1935.36

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Oct 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

## £220,000









Please note the marker reflects the postcode not the actual property

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Property Ref: MHD117461 - 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.



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