



**12 Wilberforce Mews, Maidenhead SL6 7ED**



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## **12 Wilberforce Mews, Maidenhead**

Situated in a tucked away location overlooking Kidwells Park is this two double bedroom first floor purpose built maisonette with a private entrance, balcony and being sold with no onward chain. The property has been significantly improved upon in the last year and offers a spacious lounge/dining room with access to the balcony that overlooks the park. There is a separate fitted kitchen and a modern bathroom. Further benefits include a long lease and residents parking. Maidenhead's thriving town centre and Elizabeth Line is within half a mile walk.

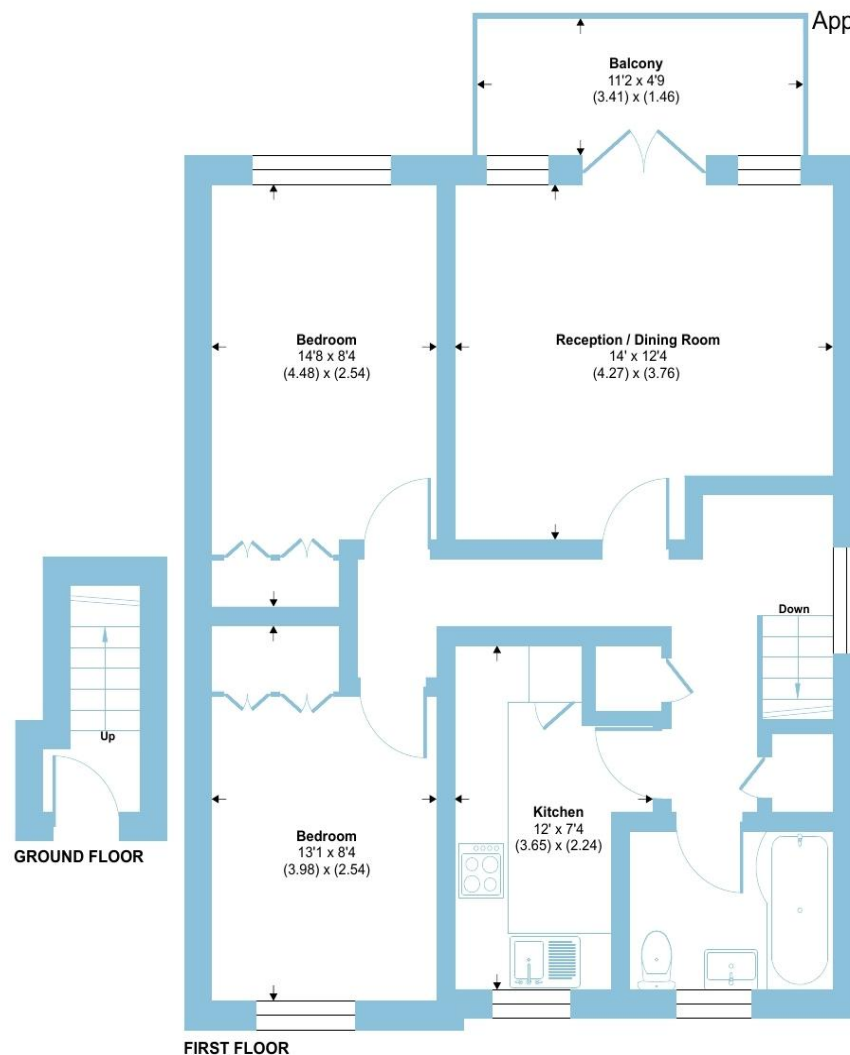




## Wilberforce Mews, Maidenhead, SL6

Approximate Area = 671 sq ft / 62.3 sq m

For identification only - Not to scale



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: 1329206

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## 12 Wilberforce Mews, Maidenhead

- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- PRIVATE ENTRANCE AND PRIVATE BALCONY
- MODERN KITCHEN
- MODERN BATHROOM
- LONG LEASE
- CLOSE TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 747.06

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD122940 - 0003

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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