



Flat 18 Fairway, Shoppenhangers Road, Maidenhead SL6 2PZ

welcome to

Flat 18 Fairway, Shoppenhangers Road, Maidenhead

This spacious two bedroom, two bathroom first floor apartment is being offered for sale with no onward chain and is situated within a gated development, just a short walk from the town centre & station. The property comprises; entrance hall with built-in storage cupboard, spacious living room with doors out to the balcony, modern fitted kitchen with integrated appliances, spacious main bedroom with fitted wardrobes and en-suite, second bedroom - also with fitted wardrobes and a modern family bathroom. The development is set behind secure electric gates and there is residents and visitor parking.

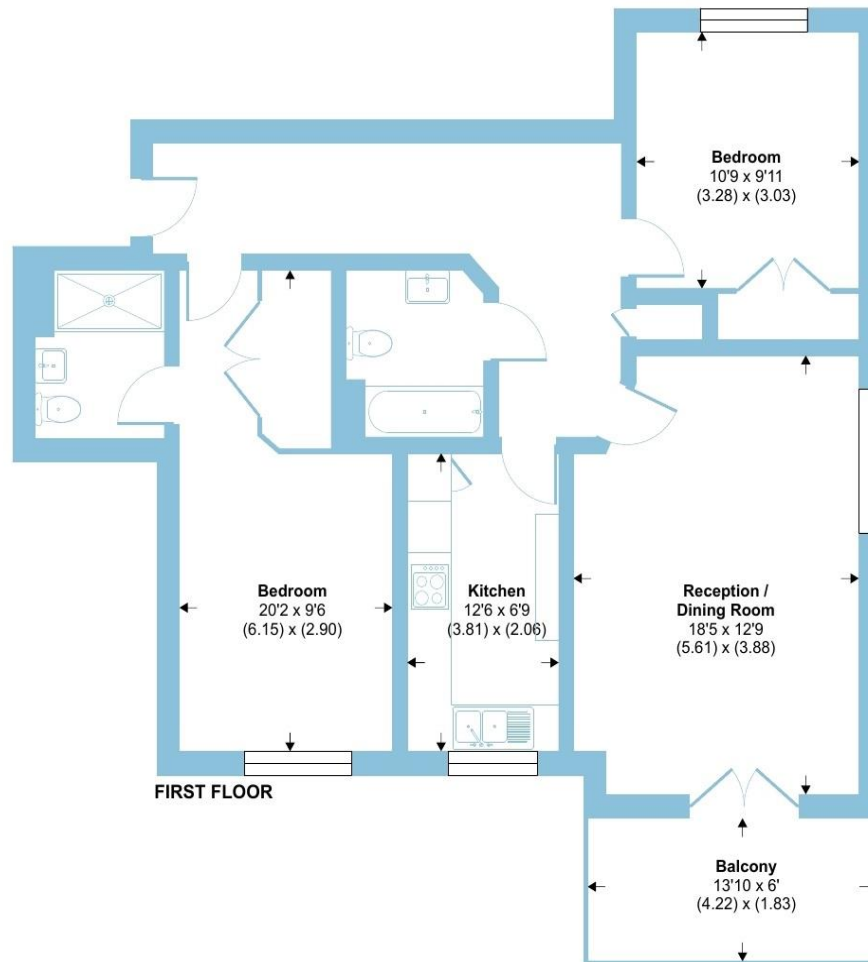




Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 968 sq ft / 90 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). © n1cheom 2025. Produced for Barnard Marcus. REF: 1343555



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Flat 18 Fairway, Shoppenhangers Road

- TWO BEDROOM FIRST FLOOR APARTMENT
- EN-SUITE TO MAIN BEDROOM
- LIVING ROOM WITH BALCONY
- MODERN FITTED KITCHEN
- SECURE GATED DEVELOPMENT
- EASY ACCESS TO TOWN CENTRE AND STATION
- RESIDENTS PARKING
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2000.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122937 - 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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