



24 Brunel Place, West Street, Maidenhead SL6 1LG

welcome to

24 Brunel Place, West Street, Maidenhead

An excellent energy efficient fourth floor, 1 bedroom apartment ideally located in Maidenhead town centre and only 0.5 miles from Maidenhead train station and the Elizabeth Line.



APT 21 - 1 BED

Living/Kitchen/Dining	7.0m x 4.9m	23'1" x 16'2"
Principal Bedroom	3.1m x 4.1m	10'2" x 13'7"
Total Internal Area	50.8 sqm	546.9 sqft
Balcony	5.5 sqm	59.2 sqft

APT 22 - 1 BED

Living/Kitchen/Dining	5.5m x 2.9m	18'1" x 9'6"
Principal Bedroom	5.5m x 2.5m	18'1" x 8'3"
Total Internal Area	41.3 sqm	444.2 sqft
Balcony	5.4 sqm	58.1 sqft

APT 23 - 1 BED

Living/Kitchen/Dining	7.5m x 4.9m	24'9" x 16'0"
Principal Bedroom	3.7m x 3.3m	12'0" x 10'11"
Total Internal Area	51.1 sqm	550.3 sqft
Balcony	5.4 sqm	58.1 sqft

APT 24 - 1 BED

Kitchen	2.5m x 2.4m	8'3" x 7'10"
Living/Dining	6.9m x 3.5m	22'8" x 11'4"
Principal Bedroom	4.5m x 3.7m	14'11" x 12'1"
Total Internal Area	50.3 sqm	541.1 sqft
Balcony	4.7 sqm	50.6 sqft

WEST STREET



4TH FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

Brunel Place is a fantastic collection of just 26 brand new homes located in the heart of Maidenhead. This development is made up of a mixture of studio, 1 and 2 bedroom apartments with excellent specification and a podium garden for residents to enjoy in addition to many of the apartments benefitting from their own private outside space. At Brunel Place there is a lift providing access to all floors and all apartments benefit from colour HD video entry systems. The apartments are complete with individually designed contemporary kitchens with silestone white quartz worktops. All appliances are integrated including dishwasher, fridge-freezer, ceramic hob, oven and cooker hood. A washing machine is also provided with each apartment.

These dynamic apartments are located in the historic town centre meaning everything that you could ask for is on your doorstep. Maidenhead train station is just 0.5 miles from the development providing access to the Crossrail Elizabeth Line and direct trains to London Paddington in as little as 18 minutes making it perfect for commuters.

Disclaimer

PLEASE NOTE: SHOW
HOME/REPRESENTATIVE IMAGES

This brochure has been prepared from plans supplied by the developer. Roger Platt have yet to verify the information derived from these plans because of the stage of construction.

welcome to

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- 999 YEAR LEASE
- 10 YEAR NEW BUILD WARRANTY
- EXCELLENT ENERGY EFFICIENCY
- LIFT TO ALL FLOORS, CYCLE STORAGE
- COMMUNAL PODIUM GARDEN IN ADDITION TO PRIVATE OUTSIDE SPACE TO SOME HOMES
- LOCATED IN MAIDENHEAD TOWN CENTRE
- JUST 0.5 MILES FROM MAIDENHEAD TRAIN STATION AND THE ELIZABETH LINE WITH DIRECT TRAINS TO LONDON PADDINGTON IN AS LITTLE AS 18 MINUTES

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1576.95

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD123122



Property Ref:
MHD123122 - 0002

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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