



6 Brunel Place, West Street, Maidenhead SL6 1LG

welcome to

6 Brunel Place, West Street, Maidenhead

An excellent energy efficient first floor, 1 bedroom apartment looking onto Maidenhead's High Street and only 0.5 miles from Maidenhead train station and the Elizabeth Line.



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.

1ST 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.

APT 05 - 1 BED SUITE

Living/Kitchen/Dining	8.3m x 2.3m	27'2" x 7'5"
Bedroom Area	6.4m x 2.6m	21'0" x 8'5"
Total Internal Area	40.3 sqm	433.8 sqft

APT 06 - 1 BED

Living/Kitchen/Dining	7.9m x 3.5m	25'9" x 11'6"
Principal Bedroom	5.2m x 2.5m	17'2" x 8'3"
Total Internal Area	48.7 sqm	524.5 sqft

APT 07 - 1 BED SUITE

Living/Kitchen/ Dining/Bedroom	7.6m x 4.1m	25'0" x 13'5"
Total Internal Area	39.8 sqm	478.0 sqft

APT 08 - 1 BED

Living/Kitchen/Dining	6.9m x 4.0m	22'8" x 13'2"
Principal Bedroom	5.0m x 2.4m	16'6" x 7'9"
Total Internal Area	52.4 sqm	563.9 sqft

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

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1463.66

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.

£235,000



view this property online rogerplatt.co.uk/Property/MHD123166



Property Ref:
MHD123166 - 0004

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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Please note the marker reflects the postcode not the actual property


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