

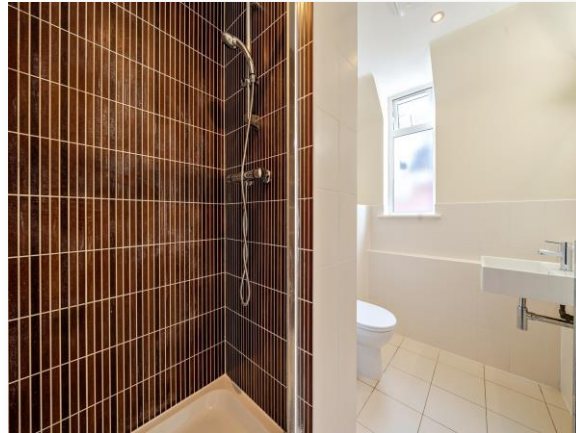


12 Imperial Place, Shoppenhangers Road, Maidenhead SL6 2GN

welcome to

12 Imperial Place, Shoppenhangers Road, Maidenhead

Offered for sale with no onward chain is this spacious and well-presented two double bedroom, two bathroom first floor apartment situated in a sought after development, within easy reach of the town centre and station. The building is set behind secure gates and has recently had a new roof with a 25 year guarantee. There are well-tended communal grounds and this particular apartment has two spaces in the underground car park. Also, the property has share of freehold, therefore, no ground rent. The property comprises; entrance hall with built-in storage cupboards, spacious open plan living incorporating the modern kitchen - with integrated appliances, dishwasher, fridge/freezer and washer/dryer. The main bedroom has fitted wardrobes & en-suite, there is a second double bedroom and a modern bathroom.





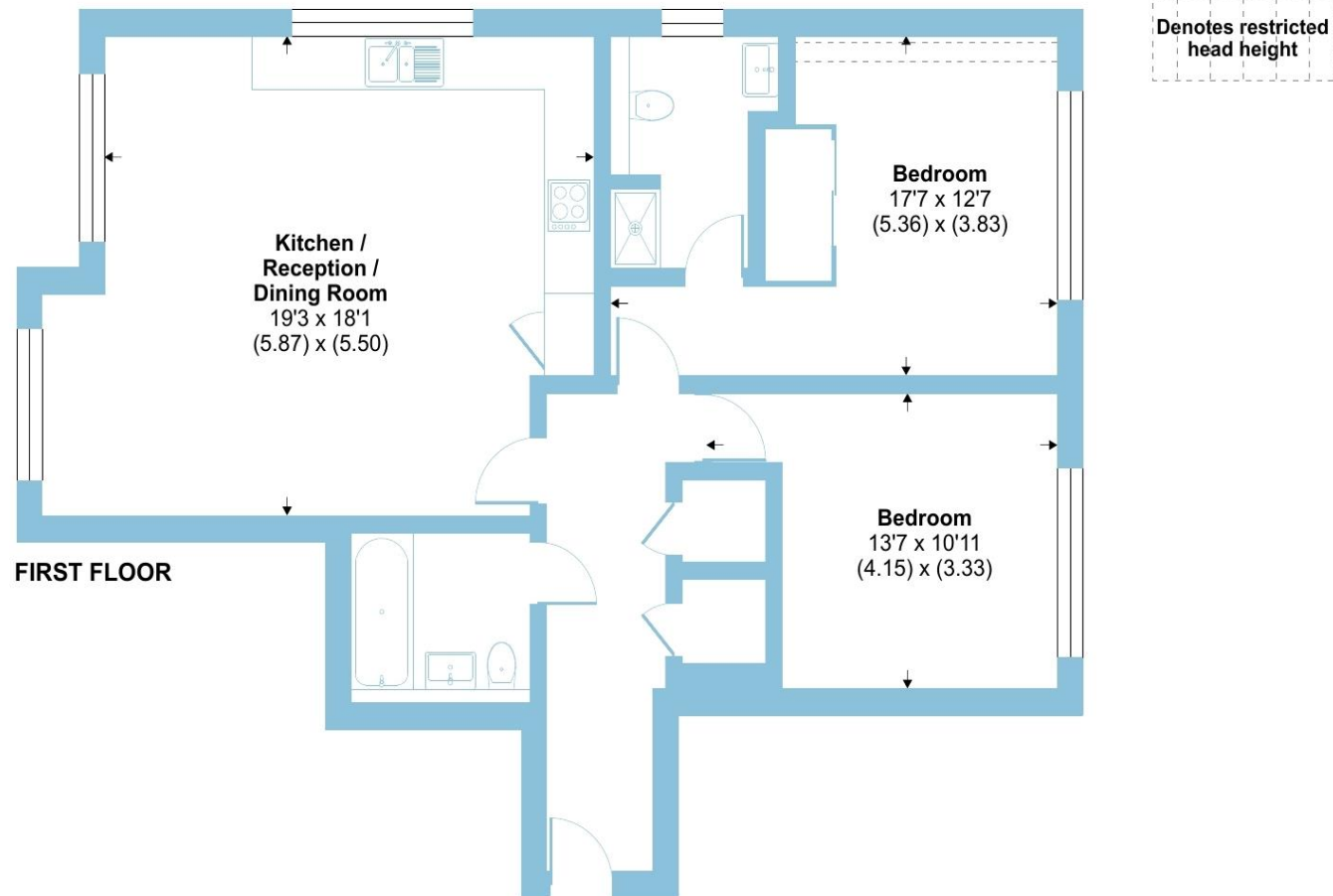
Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 886 sq ft / 82.3 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 896 sq ft / 83.2 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: 1356541



welcome to

12 Imperial Place, Shoppenhangers Road

- TWO BEDROOM APARTMENT
- EN-SUITE TO MAIN BEDROOM
- NEW ROOF
- SHARE OF FREEHOLD
- 2 PARKING SPACES
- OPEN PLAN LIVING
- CLOSE TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Share of Freehold EPC Rating: D

Council Tax Band: E Service Charge: 2586.00

Ground Rent: None

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122960 - 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.

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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