



**Flat 11 Rize Court, 94-96 High Street, Maidenhead SL6 1PT**

**welcome to**

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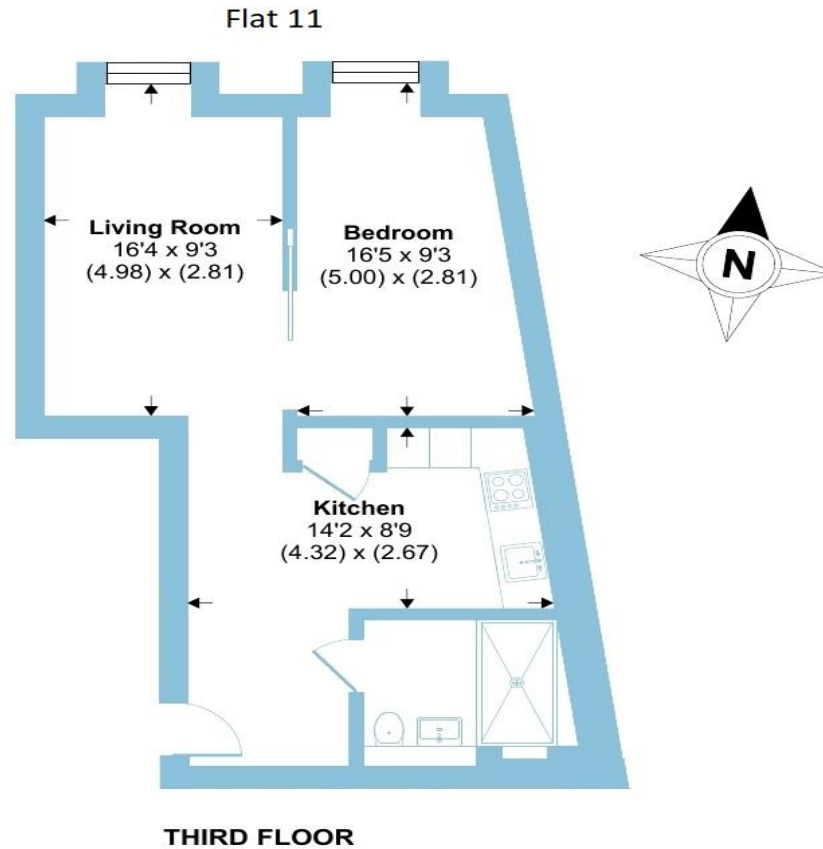
Built to a HIGH SPECIFICATION is this superb third floor apartment within an EXCLUSIVE DEVELOPMENT of just 12 carefully designed one bedroom apartments, located in the heart of the well-connected and picturesque town of Maidenhead, close to the train station and Elizabeth Line.



# High Street, Maidenhead, SL6

Approximate Area = 398 sq ft / 37 sq m

For identification only - Not to scale



Located in the heart of the well-connected and picturesque town of Maidenhead in Berkshire is Rize Court, an exclusive collection of just twelve 1 bedroom apartments just a stone's throw from all of the facilities this Thameside market town has to offer.

Rize Court apartments have been carefully designed with modern living in mind and are finished to a premium standard, benefitting from high specification throughout, modern craftsmanship, carefully designed use of space to enhance the apartment layouts and some private terraces.

This enviable pedestrianised High Street location puts you within easy reach of shops, restaurants, gyms, cafes, bars and Maidenhead train station which provides direct access to London Paddington in as little as 18 minutes and the Elizabeth Line. Not only are the properties ideal for the towns facilities, they are also close to open spaces offering multiple outdoor activities.

The High Street where the development is located is pedestrianised and life's everyday essentials can be found on your doorstep. The town centre is packed with large and small shops with a range of convenience stores, a selection of independent stores, eclectic boutiques and popular high street brands.

## Disclaimer

Internal images are of the former show apartment.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022.  
Produced for Roger Platt. REF: 817783





welcome to

## Flat 11 Rize Court, 94-96 High Street

- ONLY 0.4 MILES TO MAIDENHEAD TRAIN STATION & THE ELIZABETH LINE
- EXCELLENT TRANSPORT LINKS
- IDEALLY LOCATED IN THE HEART OF MAIDENHEAD TOWN CENTRE
- FINISHED TO A HIGH SPECIFICATION
- THIRD FLOOR APARTMENT

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD123222 - 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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