



21 Brunel Place, West Street, Maidenhead SL6 1LG

welcome to

21 Brunel Place, West Street, Maidenhead

A superb energy efficient fourth floor 1 bedroom apartment within Brunel Place, ideally situated in Maidenhead town centre only 0.5 miles from Maidenhead train station and the Elizabeth Line. With excellent specification, this apartment would make for an ideal first purchase or investment buy.



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.

Named as a tribute to Isambard Kingdom Brunel, the mastermind of Maidenhead's railway bridge, Brunel Place is a boutique development of 26 suites and one and two bedroom apartments.

Immaculately finished and enjoying an enviable location at the heart of the town's c£1bn regeneration, it puts all you could ask for on your doorstep—including Crossrail and all the Royal Borough of Windsor and Maidenhead's picturesque greenery.

Living / Kitchen / Dining Room

23' 1" x 16' 2" (7.04m x 4.93m)

Bedroom

10' 2" x 13' 7" (3.10m x 4.14m)

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
- COLOUR HD VIDEO ENTRY SYSTEM
- CYCLE STORAGE, LIFT TO ALL FLOORS
- COMMUNAL PODIUM GARDEN IN ADDITION TO PRIVATE OUTSIDE SPACE TO SOME HOMES
- ONLY 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: 1593.89

Ground Rent: Ask Agent

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

£260,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD123324



Property Ref:
MHD123324 - 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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