



12a Norden Road, Maidenhead SL6 4AY

welcome to

12a Norden Road, Maidenhead

- NO ONWARD CHAIN
- 990 YEAR LEASE WITH £0 GROUND RENT
- TWO PARKING SPACES, OUTSIDE STORAGE
- SPACIOUS DOUBLE BEDROOM WITH LARGE FITTED WARDROBES & SINGLE BEDROOM
- AMPLE STORAGE, FULLY BOARDED LOFT WITH LADDER ACCESS
- EASY ACCESS TO TOWN CENTRE & STATION
- SHORT WALK TO LOCAL SHOPS, SUPERMARKET & DESBOROUGH PARK

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2454.60

Ground Rent: None

This is a Leasehold property with details as follows; Term of Lease 990 years. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£265,000

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Property Ref:

MHD120985 - 0003

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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A two bedroom upper floor apartment, accessed via a secure entry system and being offered for sale with a 990 year lease, zero ground rent and no onward chain.

This well presented property is an ideal first time purchase and comprises; entrance hall, spacious living room and dining area, separate kitchen, bathroom, spacious double bedroom with large fitted wardrobes, single second bedroom and ample storage, including fully boarded loft with ladder access.

Outside, the property is set within well tended communal gardens, has outside storage, two parking spaces and is within a short walk to local shops, supermarket and Desborough Park.




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