



**38 Brunel Road, Maidenhead SL6 2RP**

**welcome to**

## **38 Brunel Road, Maidenhead**

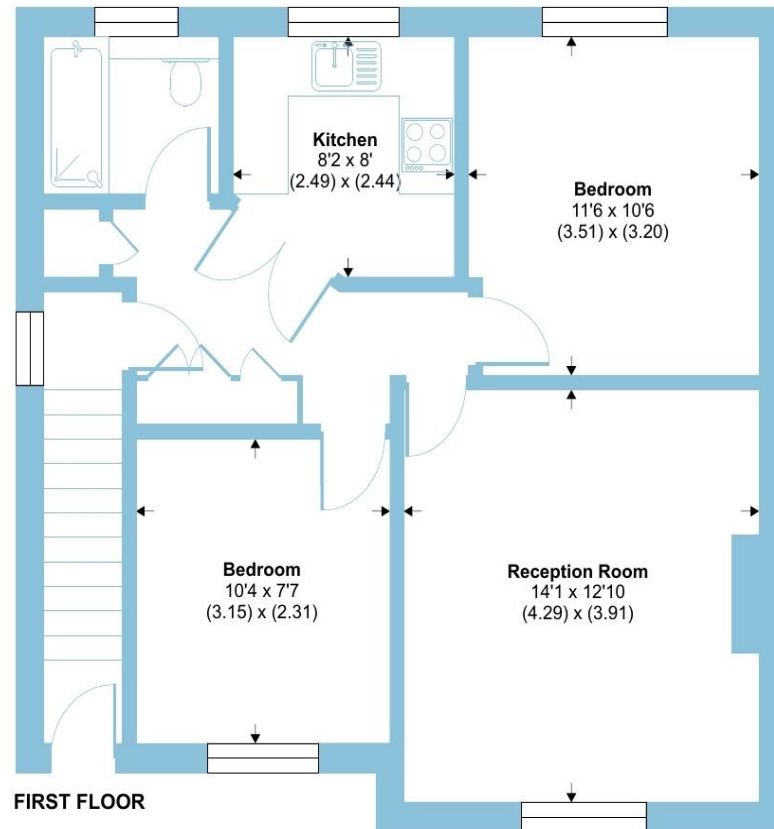
A two bedroom first floor purpose built maisonette being sold with a brand new 150 year lease or a potential share of the freehold. This property benefits from no onward chain and features a private entrance, private rear garden, garage and driveway. The front door gives access to the property and there are stairs to the first floor. Here you will find a spacious living room, fitted kitchen, two good-sized bedrooms and a bathroom. Ideally located within easy reach of the town centre, mainline station, well-regarded local schools and shops, this home is ideal for first time buyers or investors seeking a low-maintenance property in a desirable location.



# Brunel Road, Maidenhead, SL6

Approximate Area = 645 sq ft / 59.9 sq m

For identification only - Not to scale



**welcome to**

## **38 Brunel Road, Maidenhead**

- PURPOSE BUILT FIRST FLOOR MAISONETTE
- PRIVATE ENTRANCE
- PRIVATE REAR GARDEN
- GARAGE & DRIVEWAY
- CLOSE TO LOCAL SCHOOLS
- EASY ACCESS TO TOWN CENTRE & STATION
- NO ONWARD CHAIN
- BEING SOLD WITH A BRAND NEW 150 YEAR LEASE OR A POTENTIAL SHARE OF FREEHOLD

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

# **£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD123445 - 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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