



**Flat 37 Park View, Grenfell Road, Maidenhead SL6 1FG**



**welcome to**

**Flat 37 Park View, Grenfell Road, Maidenhead**

This well-presented two bedroom, two bathroom apartment is ideally located within easy walking distance of the town centre and mainline station, making it perfect for commuters and those seeking convenient, modern living.

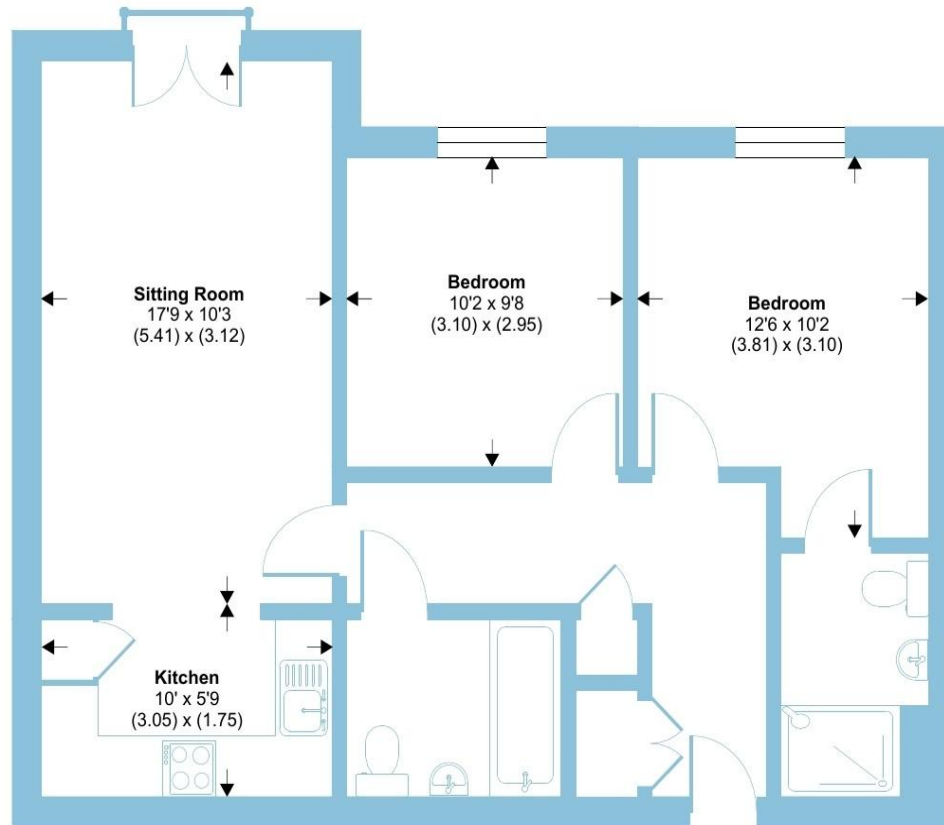




## Park View, Grenfell Road, Maidenhead, SL6

Approximate Area = 683 sq ft / 63.5 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023.  
Produced for Barnard Marcus. REF: 1042742



**welcome to**

## **Flat 37 Park View, Grenfell Road**

- SPACIOUS APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- LIFT ACCESS
- ALLOCATED PARKING
- LONG LEASE - 130 YEARS
- CLOSE TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3115.80

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 31 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£275,000**



Please note the marker reflects the postcode not the actual property

**check out more properties at [rogerplatt.co.uk](http://rogerplatt.co.uk)**



Property Ref:  
MHD123491 - 0001

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.

  
**roger platt**



**01628 773333**



**Maidenhead@rogerplatt.co.uk**



**25-29 Queen Street, MAIDENHEAD, Berkshire,  
SL6 1NB**



**[rogerplatt.co.uk](http://rogerplatt.co.uk)**