



12 Crescent Dale, Shoppenhangers Road, Maidenhead SL6 2PR

welcome to

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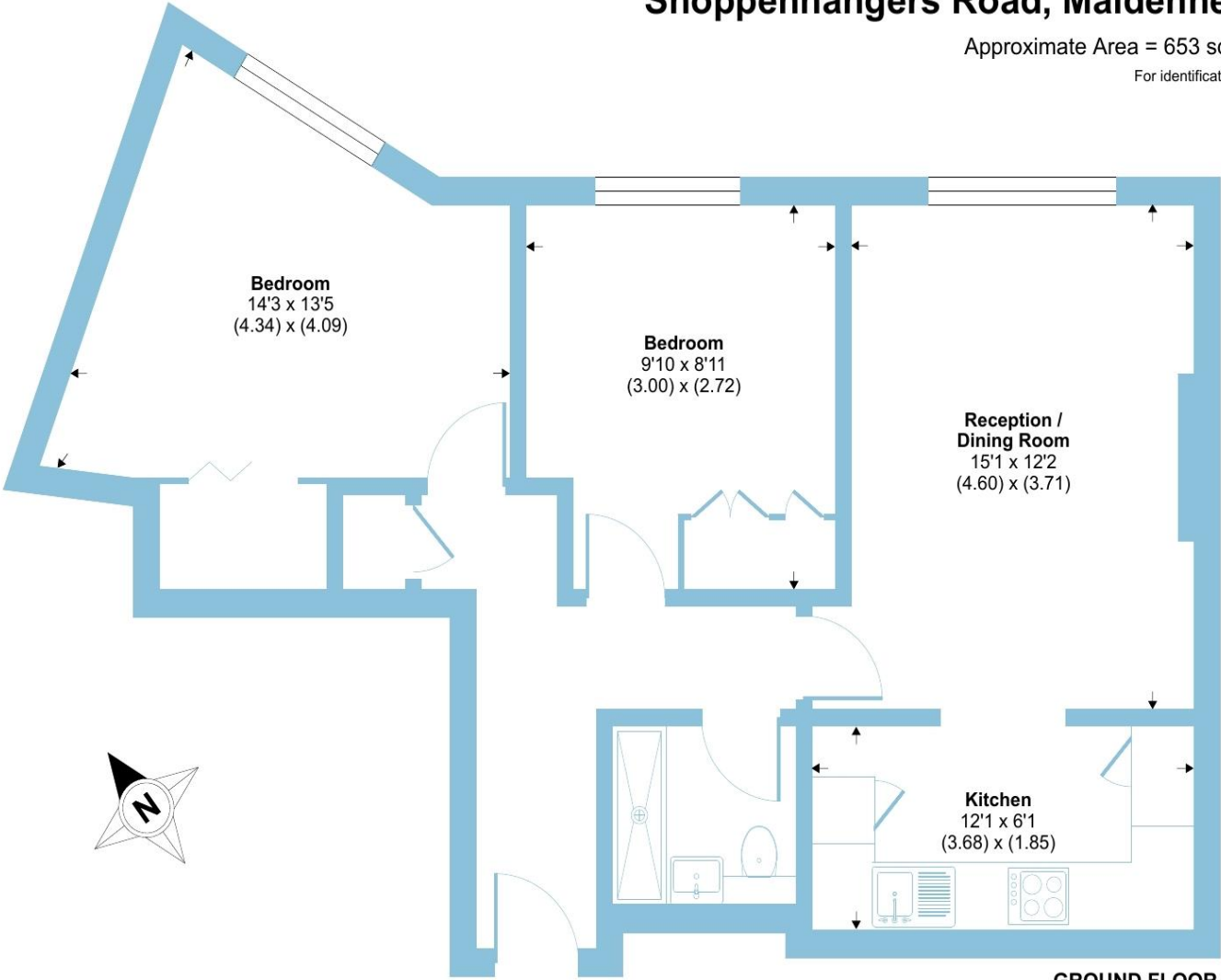
Sought-after development exclusively for the over 55's, a two bedroom ground floor apartment with direct access on to the communal gardens, located within walking distance of Maidenhead town centre and train station/Elizabeth Line. The property comprises: two double bedrooms, family bathroom suite, open plan kitchen/diner and living room. The property also comes with a parking space.



Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 653 sq ft / 60.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 1043265



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12 Crescent Dale, Shoppenhangers Road

- SOUGHT-AFTER DEVELOPMENT
- EXCLUSIVELY FOR THE OVER 55S
- WITHIN WALKING DISTANCE OF TOWN & STATION/ELIZABETH LINE
- DIRECT ACCESS ONTO COMMUNAL GARDENS
- TWO DOUBLE BEDROOMS
- PARKING SPACE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD120734



Property Ref:
MHD120734 - 0005

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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