



FLAT 21, THE GROVE, BATH ROAD, MAIDENHEAD, BERKSHIRE, SL6 4LB

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**GUIDE PRICE: £325,000
LEASEHOLD**

An opportunity to acquire this stunning two double bedroom, two bath/shower room (one en-suite) first floor apartment forming part of this modern development, which was completed to a high level of finish and specification in 2016 and provides, in our opinion, generous living accommodation featuring a large open plan kitchen/dining/living room, one allocated parking space located in a gated underground car park and a useful lockable storage cupboard. The property is conveniently located for local shops, acres of National Trust land at Maidenhead Thicket and within easy reach of the town centre and mainline railway station (Paddington/Elizabeth Line). An internal inspection is strongly recommended.

- SECURITY VIDEO ENTRY PHONE SYSTEM
- COMMUNAL ENTRANCE HALL WITH LIFT & STAIRS
- PRIVATE ENTRANCE TO LARGE OPEN PLAN KITCHEN/DINING/LIVING ROOM
- MAIN BEDROOM WITH DRESSING AREA & EN-SUITE SHOWER ROOM
- GUEST DOUBLE BEDROOM
- FAMILY BATHROOM
- ALLOCATED PARKING SPACE IN GATED UNDERGROUND CAR PARK
- CONVENIENT POSITION FOR LOCAL SHOPS
- APPROX. 1.3 MILES FROM MAINLINE RAILWAY STATION
- EPC RATING C
- COUNCIL TAX BAND D

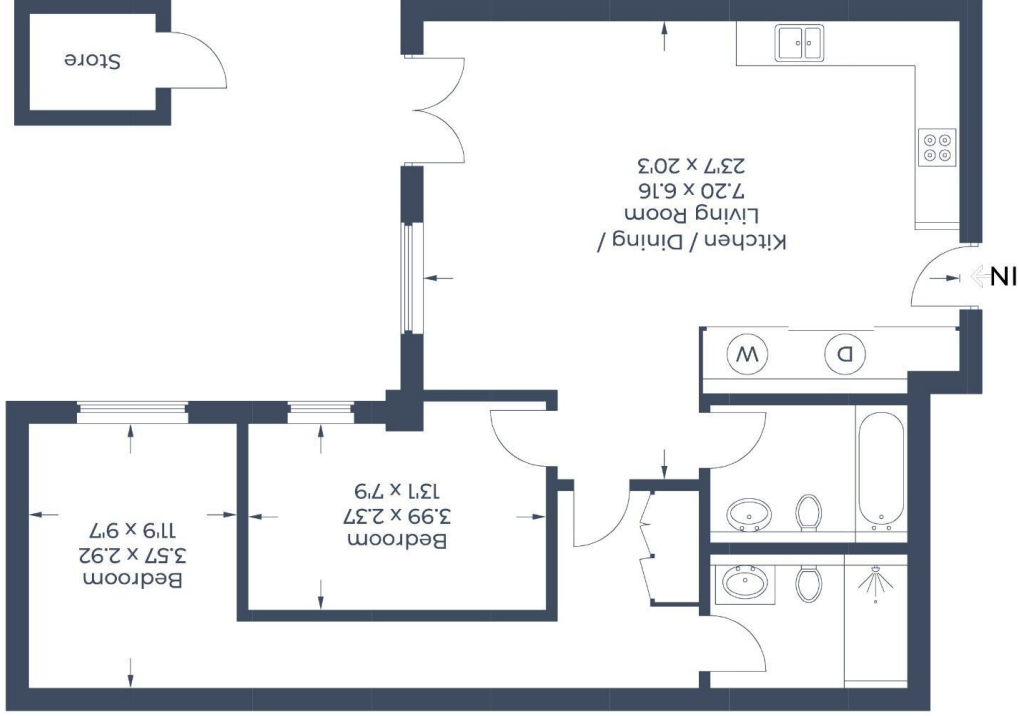




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

Illustration for identification purposes only,
measurements are approximate, not to scale.
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(Not Shown In Actual
Location / Orientation)



Approximate Gross Internal Area = 80.6 sq m / 867 sq ft
Store = 2.2 sq m / 24 sq ft
Total = 82.8 sq m / 891 sq ft

Lease: 116 years remaining
Service Charge: £2364.00
Ground Rent: £403.00