



**10 Glynwood House, Bridge Avenue, Maidenhead SL6 1RS**

welcome to

## 10 Glynwood House

- INVESTORS ONLY
- SPACIOUS TOP FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- LONG LEASE, GARAGE
- TOWN CENTRE LOCATION
- EASY ACCESS TO SHOPS & STATION
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 600.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 176 years from 24 Jun 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£237,000**

\*\* INVESTORS ONLY - to be sold with tenants in situ \*\*

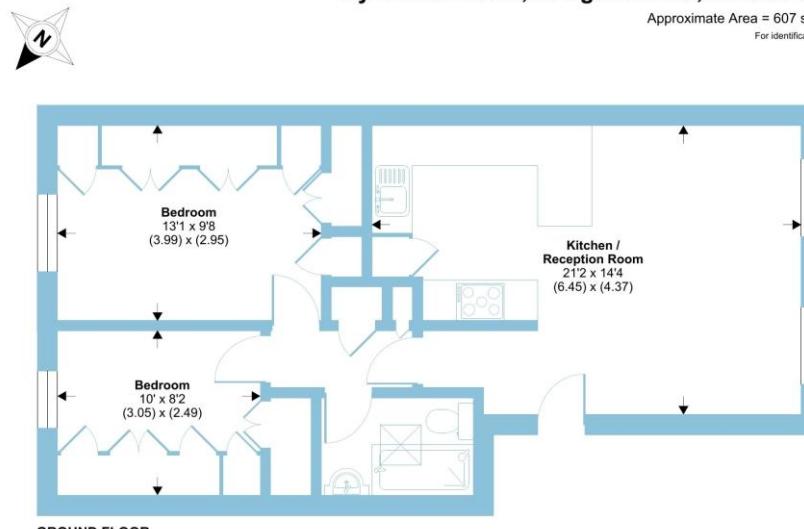
Located in the heart of the town centre is this well-proportioned two double bedroom flat, conveniently located within a few minutes' walk of the station. Long lease and no onward chain.

Situated on the top floor, this property boasts two generously sized double bedrooms with ample storage space, a good size living room that is open plan to the well-appointed kitchen. Another huge benefit is the garage located at the rear of the property, providing safe and secure parking and additionally, residence parking is available on the street. Whether you're an investor looking for a rental opportunity, or someone seeking a central and convenient location for your own home.

### Glynwood House, Bridge Avenue, Maidenhead, SL6

Approximate Area = 607 sq ft / 56.4 sq m

For identification only - Not to scale



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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.



Property Ref:

MHD122520 - 0007

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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