



Flat 9 Westgate, 1 Highway Avenue, Maidenhead SL6 5EE

welcome to

Flat 9 Westgate, 1 Highway Avenue, Maidenhead

This two bedroom, two bathroom first floor apartment is set within a popular modern development and is offered to the market with no onward chain.

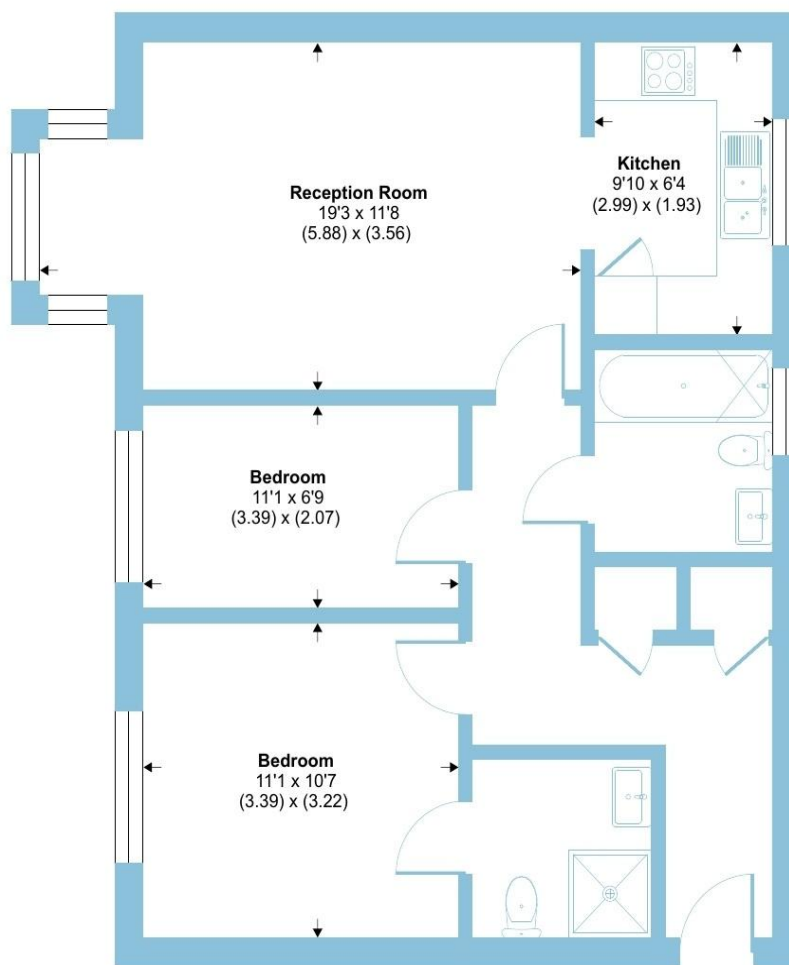




Highway Avenue, Maidenhead, SL6

Approximate Area = 645 sq ft / 60 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Barnard Marcus. REF: 1436783



Accessed via a secure communal entrance, the property features a welcoming hallway with built-in cupboards providing excellent storage. The spacious living room offers plenty of natural light and flows seamlessly into the contemporary fitted kitchen, creating an ideal space for relaxation and entertaining. The principal bedroom benefits from its own en suite shower room, while the second double bedroom is served by a modern family bathroom.

Additional advantages include an allocated parking space and visitor parking spaces and a long lease, making this an appealing option for first-time buyers and investors alike.

Conveniently located just 1.4 miles west of Maidenhead's mainline railway station and Crossrail, the property offers superb transport links, with easy access to the M4 and M40 motorways. A nearby parade of shops and a local convenience store add to the practicality of this attractive home.

welcome to

Flat 9 Westgate, 1 Highway Avenue

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- EN SUITE TO MAIN BEDROOM
- OPEN PLAN LIVING
- LONG LEASE IN EXCESS OF 150 YEARS
- ALLOCATED PARKING SPACE & VISITOR PARKING SPACES
- EASY ACCESS TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1708.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

check out more properties at rogerplatt.co.uk



Property Ref:
MHD123410 - 0006

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