



8 Hampshire Lodge, Courtlands, Maidenhead SL6 2PS

welcome to

8 Hampshire Lodge, Courtlands, Maidenhead

Only 100 metres from Maidenhead train station and the Elizabeth Line and within a short walk of the town centre is this one bedroom roof top apartment. With two balconies (east and west facing), curved and stylish high ceilings and an entry phone system, this apartment is a must for viewing.

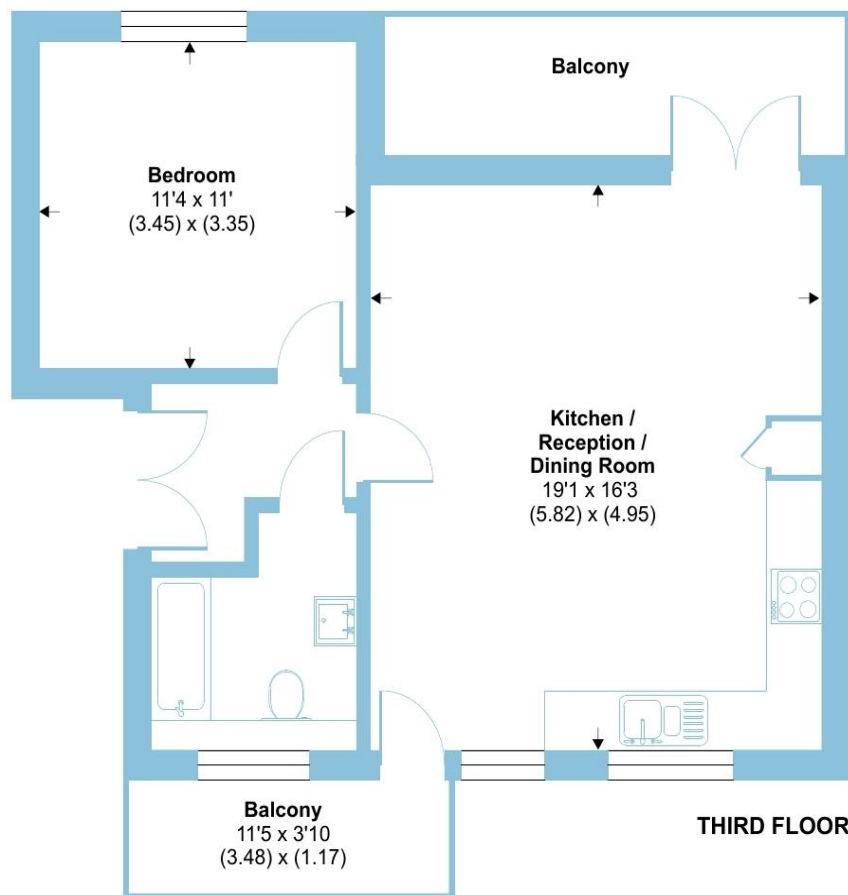




Courtlands, Maidenhead, SL6

Approximate Area = 535 sq ft / 49.7 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: 1028256



welcome to

8 Hampshire Lodge, Courtlands

- 100 METRES FROM MAIDENHEAD STATION
- TWO BALCONIES (EAST & WEST FACING)
- CURVED & STYLISH HIGH CEILINGS
- ENTRY PHONE SYSTEM
- OAK FLOORING THROUGHOUT
- FITTED KITCHEN
- ONE BEDROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1868.32

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123467 - 0002

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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