

**Flat 18, Atmosphere Apartments  
Clivemont Road  
Maidenhead, SL6 7DY**



## **Monthly Rental Of £1,250**

Langhams are proud to bring to the market this luxury one bedroom ground floor apartment, located nearby Maidenhead Town Centre within this luxury living private development. This property benefits from off street secure underground private parking, a resident's gym and a resident's only cinema room. The apartment features modern open plan dining/living room, cosy bright bedroom and a three-piece luxury bathroom suite. The kitchen benefits from stylish integrated appliances. The tenure of this property is Leasehold. Book a viewing in now to avoid disappointment! Service Charge: £1452 circa Ground Rent: £206 per year Ground rent review period: 10 yearly Service charge review period: Yearly Council tax band: C Leasehold: 996 Years Remaining



**Allocated Underground Parking**

**Onsite Gym for Resident Use Only**

**OnSite Private Cinema for Resident Use Only**

**Long Lease 996+ years**

Found on:

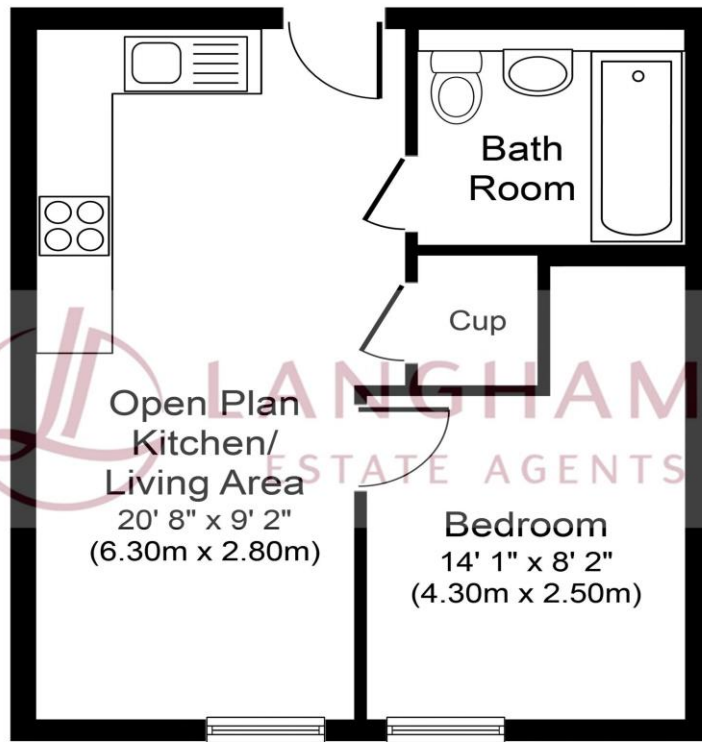
Member of:

**Langhams Estate Agents**

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**Approximate Floor Area**  
**351 sq. ft.**  
**(32.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property please contact Langhams Estate Agents

**Tel: 01753 550 775**

**Email: sales@langhamsproperty.com**

Tenure: Leasehold  
 Council Tax Band: C  
 EPC Rating: D

Property Ref: LEA02806

All negotiations for this purchase must be made through Langhams Estate Agents.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISEDDESCRIPTIONS ACT 1991** Langhams Estate Agents has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor, and it is in the buyers interest to check the working condition of any appliances. References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and do not constitute part or all of an offer or contract. Any 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. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to the property.