



GUIDE PRICE

£190,000

Grenfell Road

Maidenhead, SL6 1FG

PROPERTY SUMMARY

A spacious and well-presented one-bedroom flat, ideally located close to Maidenhead town centre and railway station, offered with no onward chain. The property features a bright open-plan kitchen and living area, perfect for modern living and entertaining. The kitchen is well-equipped and seamlessly integrated into the space. The good-sized double bedroom provides comfortable accommodation, complemented by a modern fitted bathroom finished to a high standard. Further benefits include secure gated underground parking and excellent access to local amenities and transport links. An ideal purchase for first-time buyers, investors or those looking to downsize.

EPC RATING - B

COUNCIL TAX BAND - C

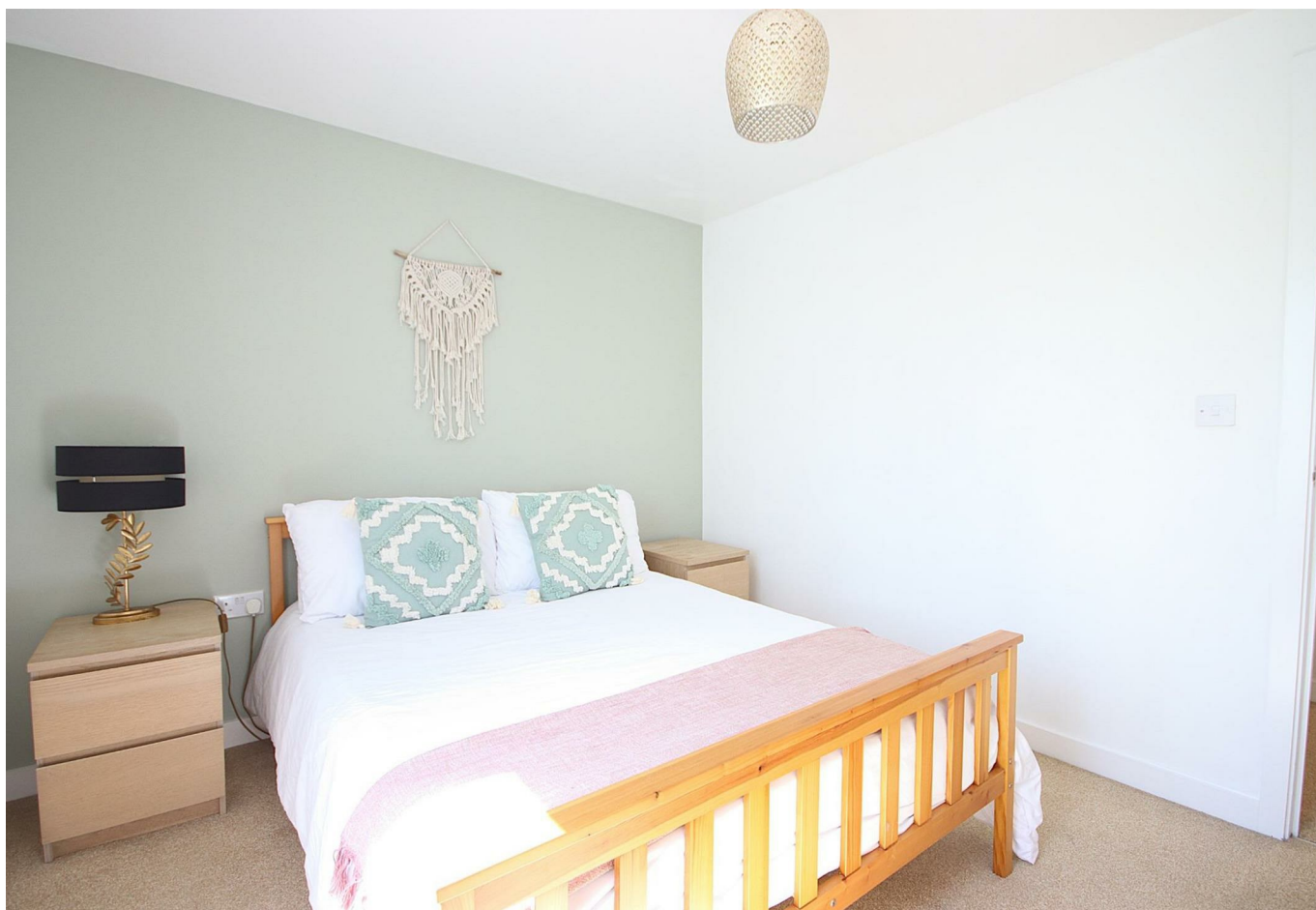
1



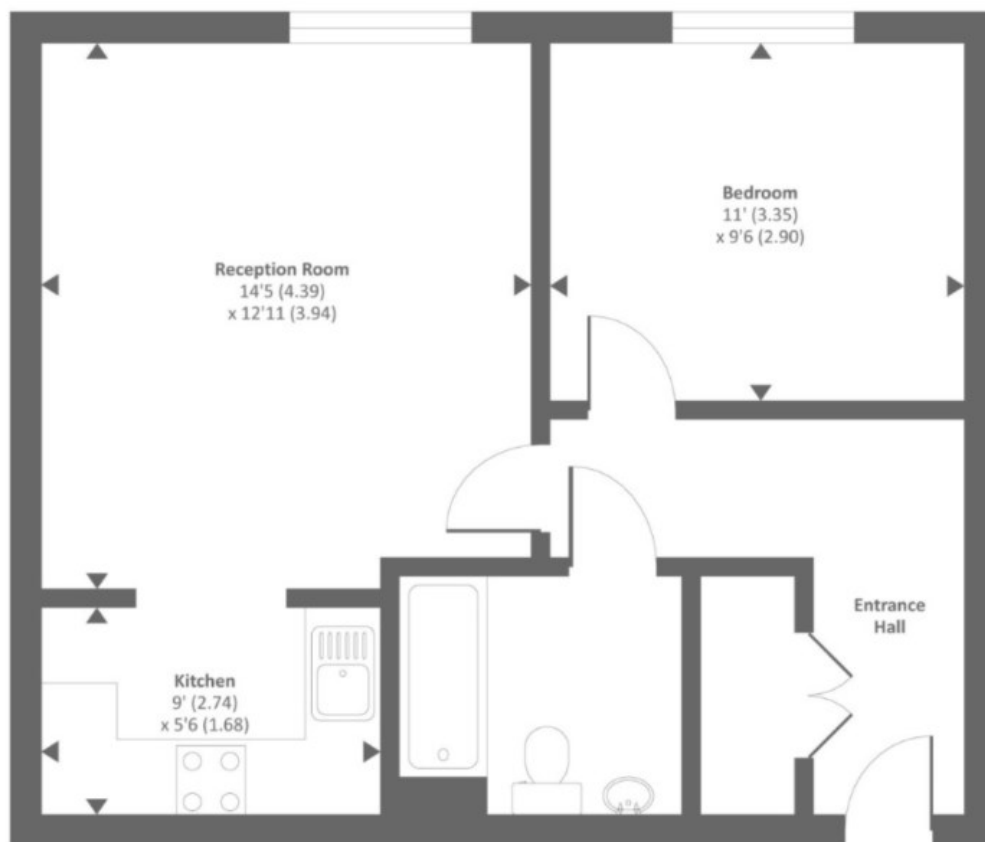
1



1







Third floor

Approx. gross internal floor area 502 SQFT / 46.6 SQM
 Approx. gross external floor area 580 SQFT / 53.8 SQM
 Copyright nichecom.co.uk 2018 Produced for Chancellors REF : 328405



TENURE

Leasehold

132 years remaining

SERVICE CHARGE

£3,120 per annum

GROUND RENT

£175 per annum

EPC RATING

B

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

39-41 High Street
 Maidenhead
 Berkshire
 SL6 1JF

OFFICE DETAILS

01628 674234
 property@braxtons.co.uk
<https://www.braxtons.co.uk/>