



64 Collier Close, Maidenhead SL6 7LE

welcome to

64 Collier Close, Maidenhead

A very well presented two double bedroom first floor maisonette with a private entrance, lovely private rear garden, good lease and no service charge. The property comprises; entrance hall, light & bright living room with views at the rear over school playing fields, fitted kitchen, modern bathroom, large principal bedroom with fitted wardrobes and a good size second double bedroom. Outside, there is a private, secluded south facing rear garden that is relatively low maintenance, with decked terrace and lawn area and the property is within approximately 300m to National Trust land and a short walk to Furze Platt station.

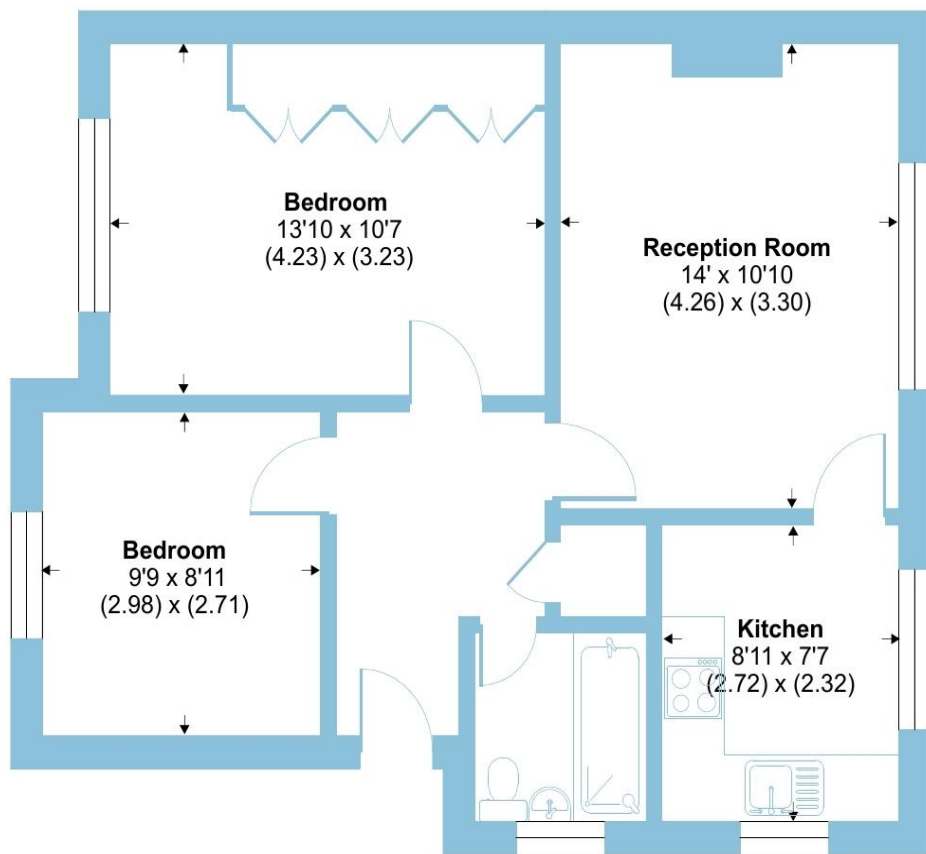




Collier Close, Maidenhead, SL6

Approximate Area = 581 sq ft / 54 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). © nichecom 2025. Produced for Barnard Marcus. REF: 1330339



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64 Collier Close, Maidenhead

- FIRST FLOOR MAISONETTE
- PRIVATE ENTRANCE
- PRIVATE SOUTH FACING REAR GARDEN
- TWO DOUBLE BEDROOMS
- 98 YEAR LEASE
- NO SERVICE CHARGE
- CLOSE TO LOCAL SCHOOLS
- EASY ACCESS TO TOWN CENTRE & STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: None

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£265,000



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Property Ref:
MHD122884 - 0007

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.



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