



Flat 2 Roman Place, Powney Road, Maidenhead SL6 6EA

welcome to

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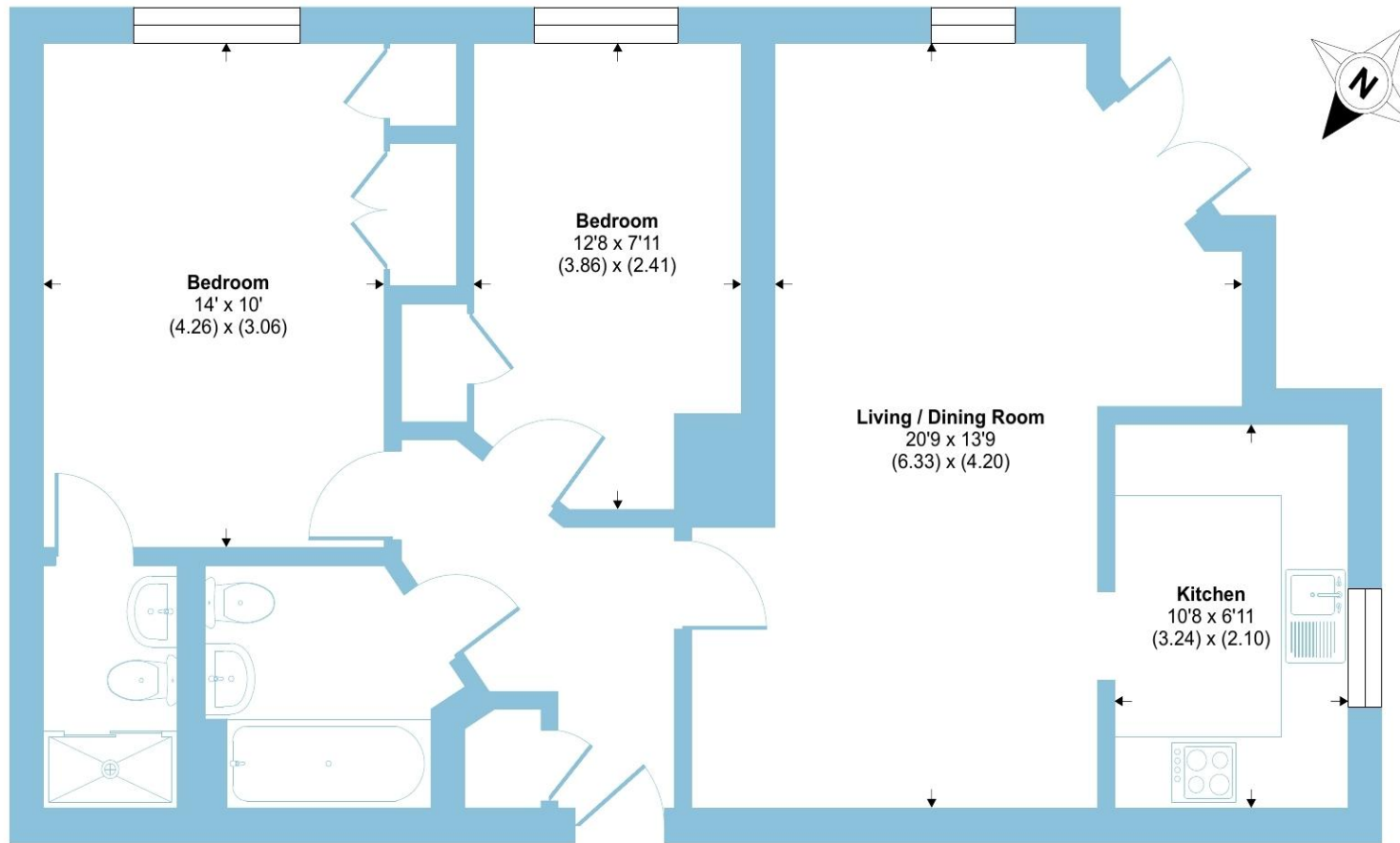
A well-proportioned two bedroom ground floor apartment being offered for sale with a long lease in excess of 970 years and no onward chain. The building is accessed via a secure entry-system and the accommodation comprises; entrance hall, good size living room with doors to the outside communal area, fitted kitchen, main bedroom with en-suite, second bedroom and a bathroom. The grounds are well maintained and there is allocated parking.



Powney Road, Maidenhead, SL6

Approximate Area = 763 sq ft / 70.8 sq m

For identification only - Not to scale



GROUND 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: 1383715

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Flat 2 Roman Place, Powney Road

- GROUND FLOOR APARTMENT
- NO CHAIN
- LONG LEASE IN EXCESS OF 970 YEARS
- TWO BEDROOMS
- TWO BATHROOMS
- ALLOCATED PARKING
- POPULAR DEVELOPMENT
- EASY ACCESS TO TOWN CENTRE & STATION

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123286 - 0001

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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