



**Flat 7 Regents Place, 48 Bath Road, Maidenhead, SL6 4JX**  
**£285,000**

 **HORLER**

## Flat 7 Regents Place, 48 Bath Road, Maidenhead, SL6 4JX

Situated in a highly sought-after area of Maidenhead, this beautifully presented two-bedroom first-floor apartment offers an excellent opportunity for those seeking a well-maintained home in a convenient and well-connected location. The property is ideally positioned for easy access to Maidenhead town centre and the Elizabeth Line station, making it particularly appealing to commuters.

Offered to the market with the added benefit of no onward chain, the apartment provides a straightforward purchase opportunity. A further advantage is the share of freehold, together with an impressive 199-year lease from March 2018, providing long-term peace of mind.

Combining a desirable location, excellent transport connections and attractive tenure arrangements, this impressive apartment is ideally suited to first-time buyers, professionals, downsizers or investors.



The apartment features a modern, well-appointed kitchen with generous storage and recently upgraded appliances, including a new oven, induction hob, and integrated dishwasher. The bright and spacious reception room is enhanced by an attractive bay window, allowing for plenty of natural light and offering pleasant views over the well-maintained communal gardens.

The principal bedroom benefits from a private en suite shower room, while a second well-proportioned bedroom is served by a contemporary family bathroom. The layout is both practical and comfortable, making it well suited to a range of buyers.

Externally, the property offers allocated parking along with additional visitor spaces, and residents can enjoy access to attractive communal grounds. Furniture and white goods can also be included by separate negotiation, providing a convenient turnkey option for prospective purchasers.

This is an excellent opportunity for first-time buyers or investors alike, and early viewing is highly recommended.

#### **General Information:**

Tenure: Share of Freehold

Service Charge: £3,000 Per Annum.

Ground Rent: £0

Council Tax Banding: C

#### **Legal Note:**

\*\*\*Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*

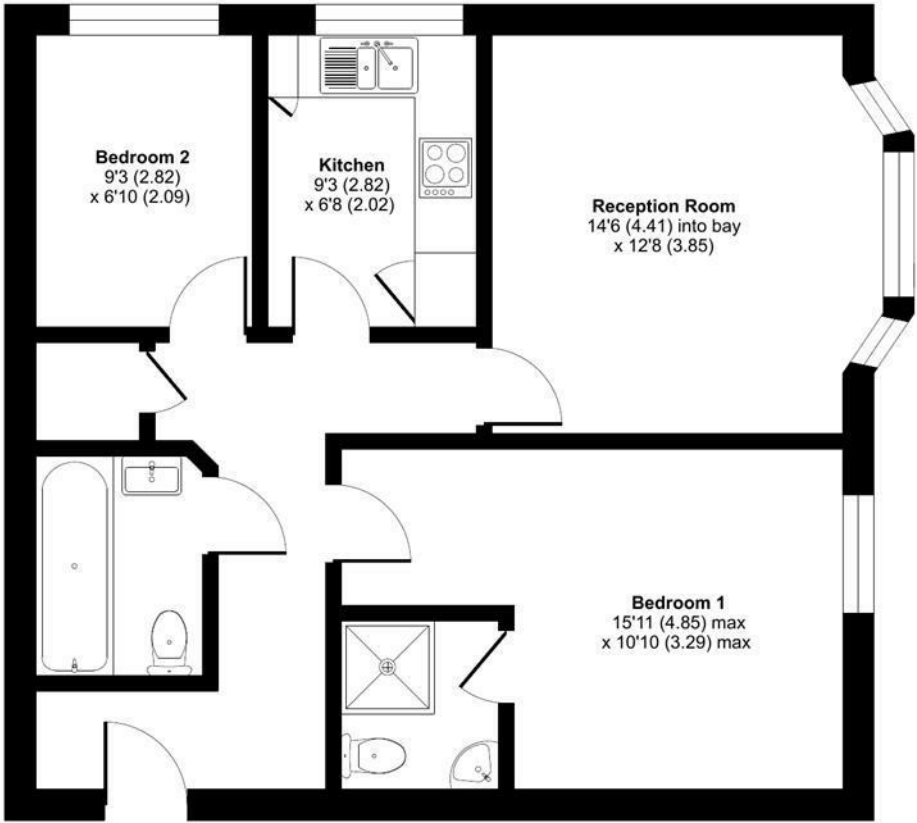




**Bath Road, Maidenhead, SL6**

Approximate Area = 621 sq ft / 57.6 sq m

For identification only - Not to scale



**FIRST FLOOR**