



162b Blackamoor Lane, Maidenhead SL6 8RT

welcome to

162b Blackamoor Lane, Maidenhead

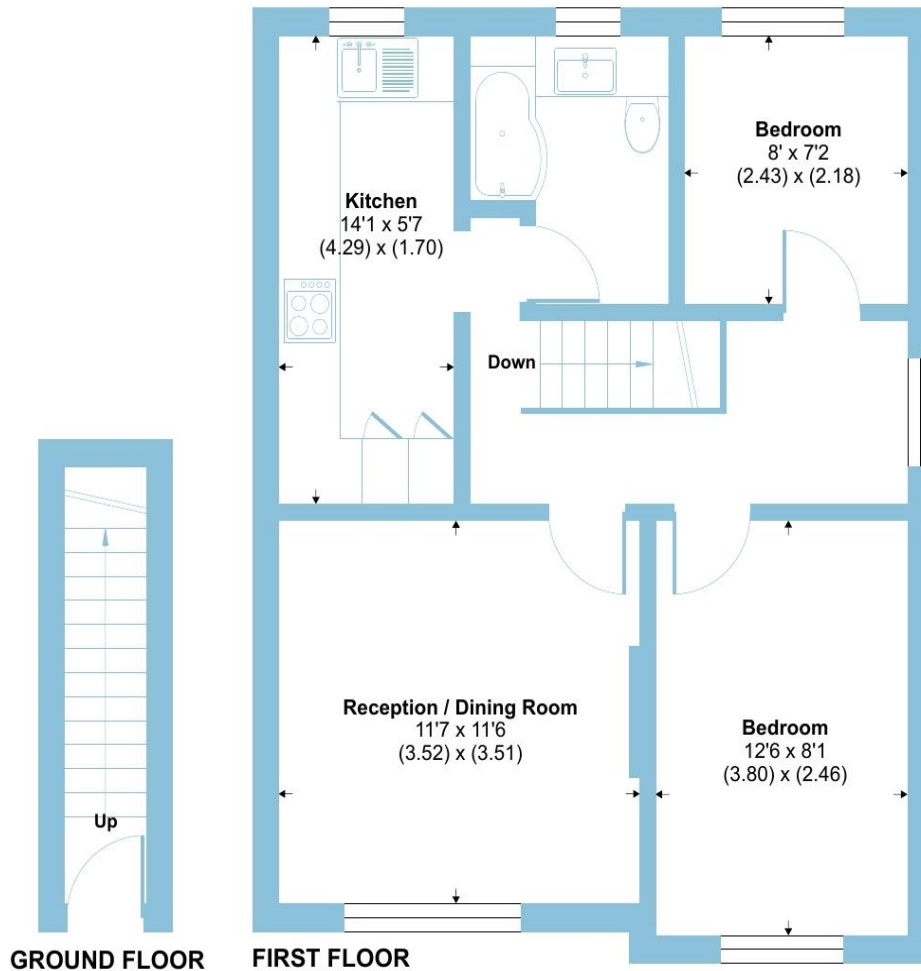
Situated in a popular location is this very well presented two-bedroom, first-floor purpose built maisonette with a private entrance, private rear garden and share of the freehold! The property is accessed via a private entrance and has stairs to the landing area; from here there is a modern fitted kitchen, a modern bathroom, a good-size living room and two bedrooms. The property has double glazing, gas central heating and outside, there is off-street parking at the front and a private garden to the rear. Furthermore, the property comes with a share of the freehold with a RENEWED lease of over 900 years on completion., and benefits from no service charges or ground rent. The home is also located of 0.9miles of Maidenhead mainline train station.



Blackamoor Lane, Maidenhead, SL6

Approximate Area = 566 sq ft / 52.5 sq m

For identification only - Not to scale



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: 1296866



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162b Blackamoor Lane, Maidenhead

- PURPOSE BUILT MAISONETTE
- TWO BEDROOMS
- PRIVATE ENTRANCE
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING
- SHARE OF FREEHOLD OVER 900 YEAR LEASE ON COMPLETION
- CLOSE TO TOWN CENTRE & STATION
- GOOD CONDITION THROUGHOUT

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: None

Ground Rent: None

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jun 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD122602



Property Ref:
MHD122602 - 0009

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.

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