



Flat 1, 42 Forlease Road, Maidenhead SL6 1RU

welcome to

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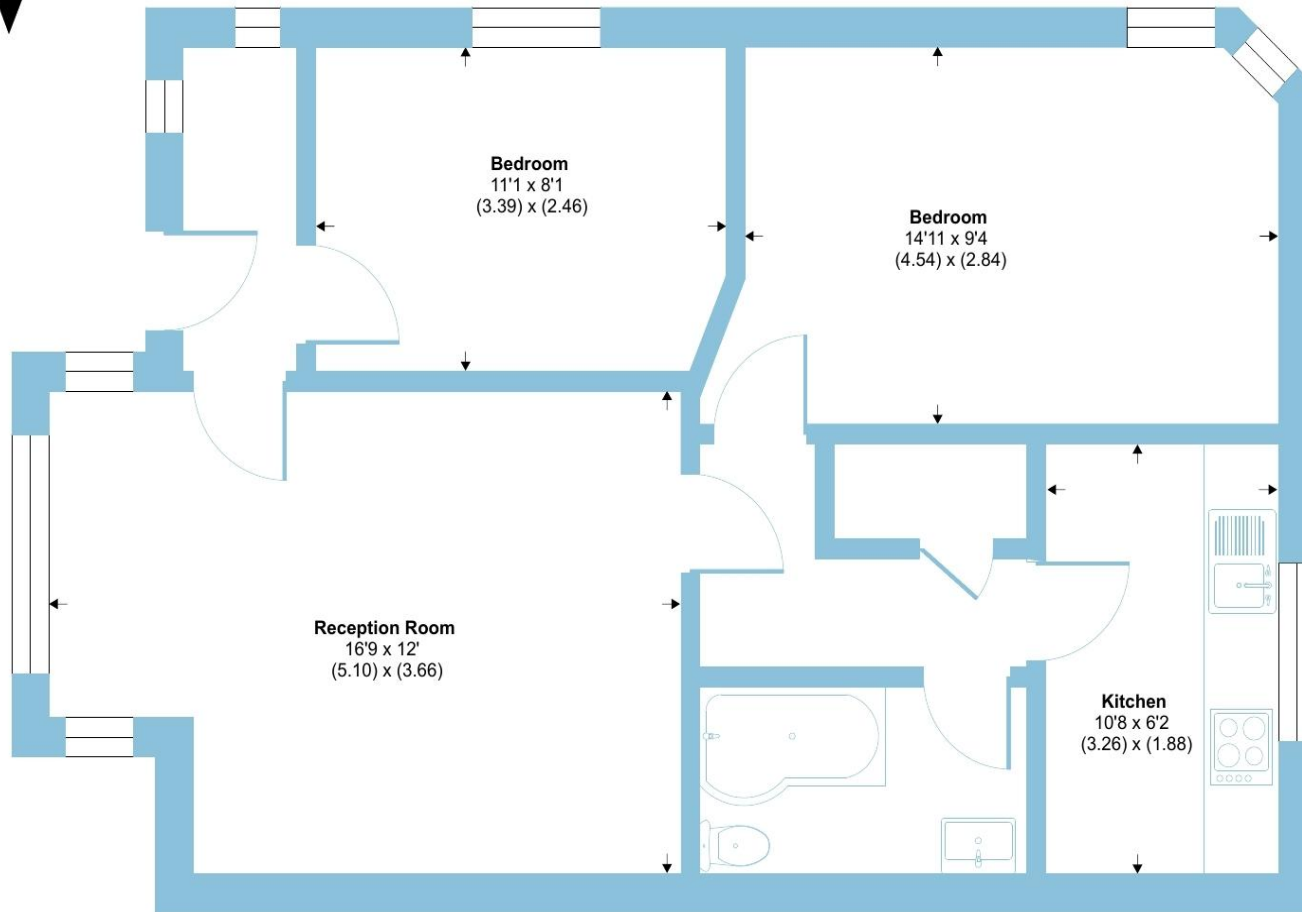
A well-presented and inviting home, ideal for first-time buyers, downsizers, or investors. This charming ground-floor flat offers a bright and spacious living area, complemented by large windows that allow plenty of natural light throughout the day. The property features a modern fitted kitchen with ample storage and workspace, alongside two comfortable bedrooms designed for both relaxation and practicality. The bathroom is clean and contemporary, finished to a good standard. Conveniently located, the flat benefits from easy access to local amenities, transport links, and nearby green spaces, making it perfect for both commuters and those seeking a quieter lifestyle. Additional benefits include efficient heating, well-maintained communal areas, and a layout that maximises space and functionality. This is a fantastic opportunity to secure a stylish and low-maintenance home in a desirable location. Early viewing is highly recommended.



Forlease Road, Maidenhead, SL6

Approximate Area = 623 sq ft / 57.8 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). © nchecon 2026. Produced for Barnard Marcus. REF: 1435013



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Flat 1, 42 Forlease Road, Maidenhead

- IDEAL FOR FIRST TIME BUYERS AND/OR INVESTORS
- CHARMING GROUND FLOOR FLAT
- SPACIOUS LIVING AREA
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- WELL MAINTAINED COMMUNAL AREAS
- RESIDENTS PARKING
- EASY ACCESS TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2780.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123712 - 0002

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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