



Flat 3 Maiden House, Vanwall Road, Maidenhead SL6 4FW

welcome to

Flat 3 Maiden House

- STYLISH GROUND FLOOR APARTMENT
- SECURE GATED DEVELOPMENT
- ONE BEDROOM
- CONTEMPORARY FINISH THROUGHOUT
- OPEN PLAN LIVING
- LONG LEASE IN EXCESS OF 900 YEARS
- ALLOCATED RESIDENTS PARKING
- EASY ACCESS TO TOWN CENTRE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1580.00

Ground Rent: None

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£198,000

view this property online rogerplatt.co.uk/Property/MHD123819



Property Ref:

MHD123819 - 0006

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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A spacious, bright, light and airy one bedroom ground floor apartment presented in excellent order throughout. Stylishly presented and offering secure gated parking. This property is a MUST VIEW!

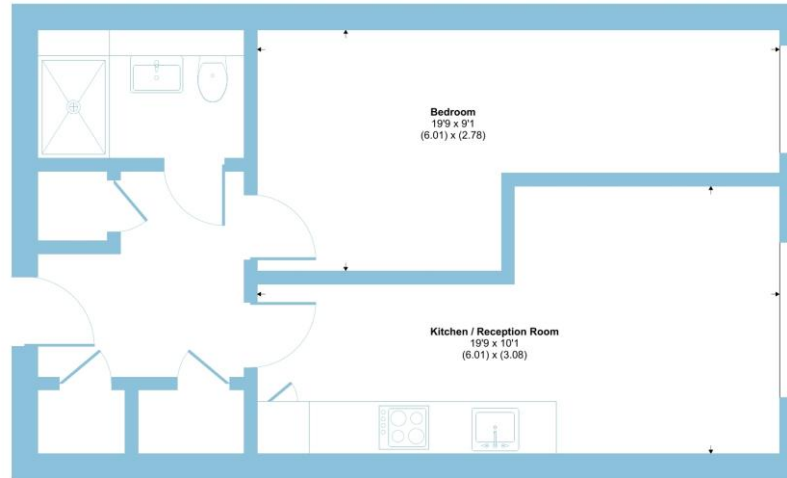
The apartment is light and bright throughout and thoughtfully designed with open plan living, combining a comfortable living area with a contemporary kitchen fitted with integrated appliances. The double bedroom is generously sized, providing ample space for furnishings, while the modern bathroom is finished to a high standard with sleek fittings.

Ideal for first-time buyers, downsizers or investors, the property enjoys easy access into the town centre, where a wide range of shops, bars, coffee shops and restaurants can be found.

Excellent transport links are close at hand, including the mainline railway station and the Elizabeth Line, making this an ideal home for commuters.

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Approximate Area = 448 sq ft / 41.6 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). © richcom 2026. Produced for Barnard Marcus. REF: 1450093

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