



GUIDE PRICE

£495,000

Bridge Avenue

Maidenhead, SL6 1AF

PROPERTY SUMMARY

BUY TO LET INVESTMENT - Currently Rented for £2,800 PCM - Situated in the heart of the town centre with its array of cafes, restaurants and gyms and within approx 0.3 miles of the mainline railway station (Paddington/Elizabeth Line). An opportunity to acquire this stunning two double bedroom, two en-suite shower room, duplex penthouse apartment which features air conditioning, sound proofing to upstairs, a generous living/dining room with direct access onto a balcony and a fitted and equipped kitchen. The property is being sold with the benefit of a share of freehold, NO CHAIN, a parking space via a gated underground car park and the furniture is also included.

2



2



1





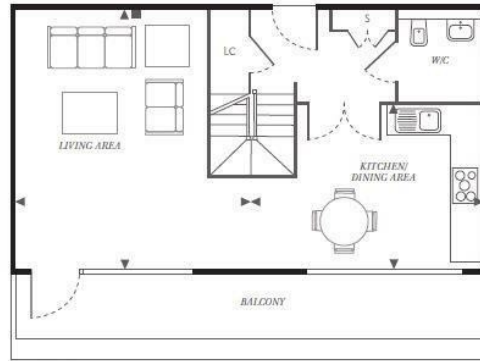
Two bedroom, two storey penthouse apartment

Kitchen/dining area
4.90m x 3.40m 16'0" x 11'1"

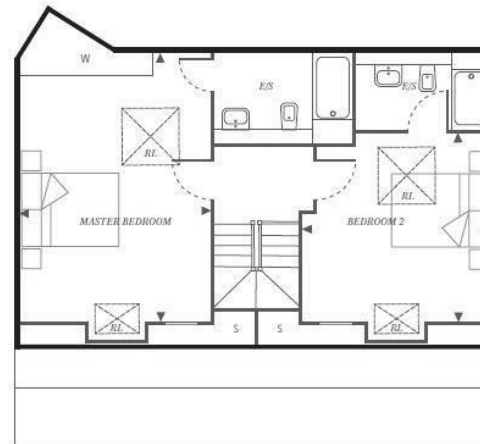
Master bedroom
5.60m x 4.00m 18'4" x 13'1"

Living area
5.50m x 4.90m 18'0" x 16'0"

Bedroom two
3.90m x 3.90m 12'9" x 12'9"



Fifth floor



Top floor

LOCAL AUTHORITY

TENURE

Share of Freehold

EPC RATING

B

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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