



Flat 43 Marlborough House, Clivemont Road, Maidenhead SL6 7TP

welcome to

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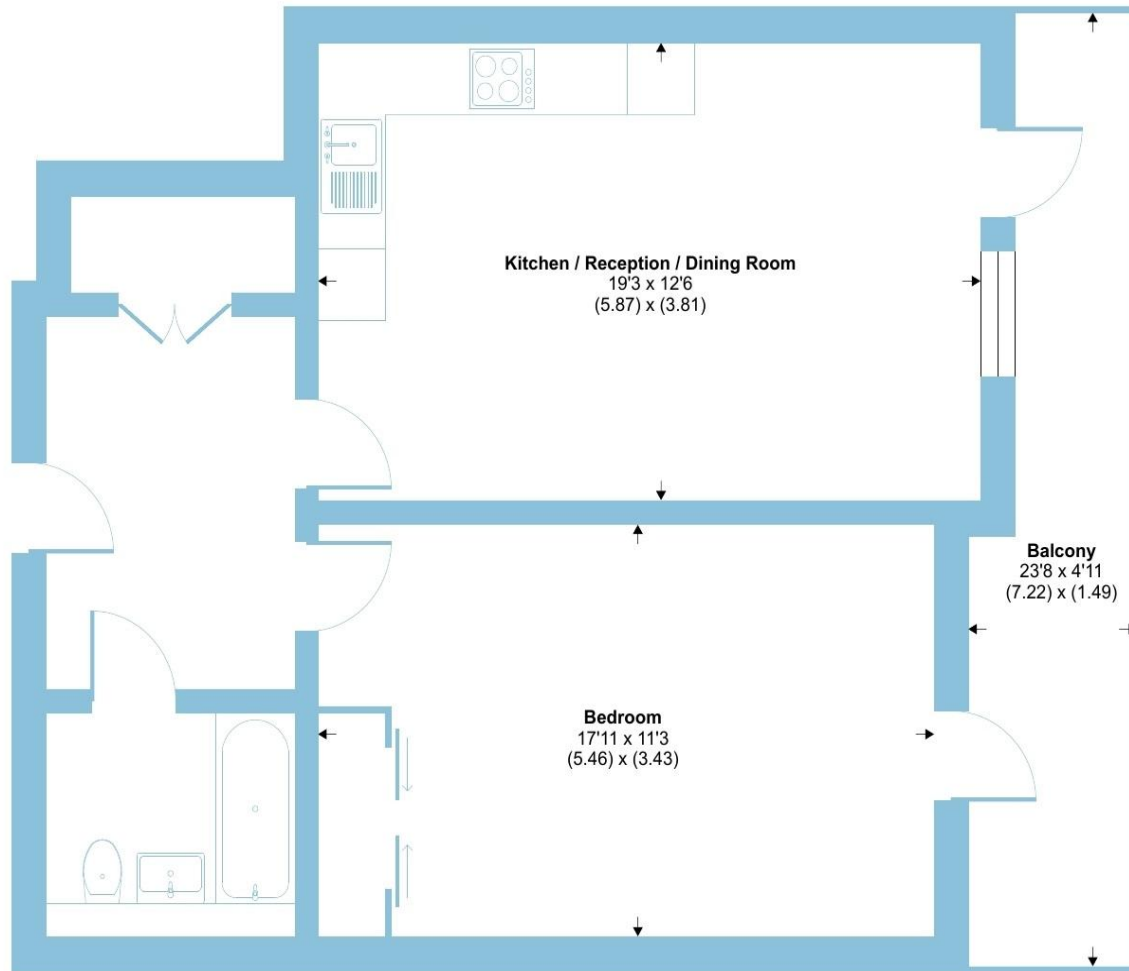
A spacious one bedroom top floor apartment situated in a popular development, within easy reach of the town centre and station - being sold with no onward chain. The residents are in the process of finalising the purchase of the freehold - so upon completion of the purchase of this property, it will be sold with Share of Freehold. The apartment building is accessed via secure entry-system and the lift to the upper floors is in the lobby. The apartment has an entrance hall, large open plan living room and kitchen - fully fitted and modern with integrated appliances. There is a spacious double bedroom and a lovely modern bathroom. The property has a large balcony - accessed from the living room and the bedroom and this apartment has its own parking space.



Clivemont Road, Maidenhead, SL6

Approximate Area = 581 sq ft / 54 sq m

For identification only - Not to scale



FOURTH FLOOR



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: 1359770



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Flat 43 Marlborough House

- SPACIOUS TOP FLOOR APARTMENT
- LARGE BALCONY
- SHARE OF FREEHOLD UPON COMPLETION
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- ALLOCATED PARKING
- EASY ACCESS TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD124401 - 0001

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.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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