



**Flat 7 Regents Place, 48 Bath Road, Maidenhead SL6 4JX**

**welcome to**

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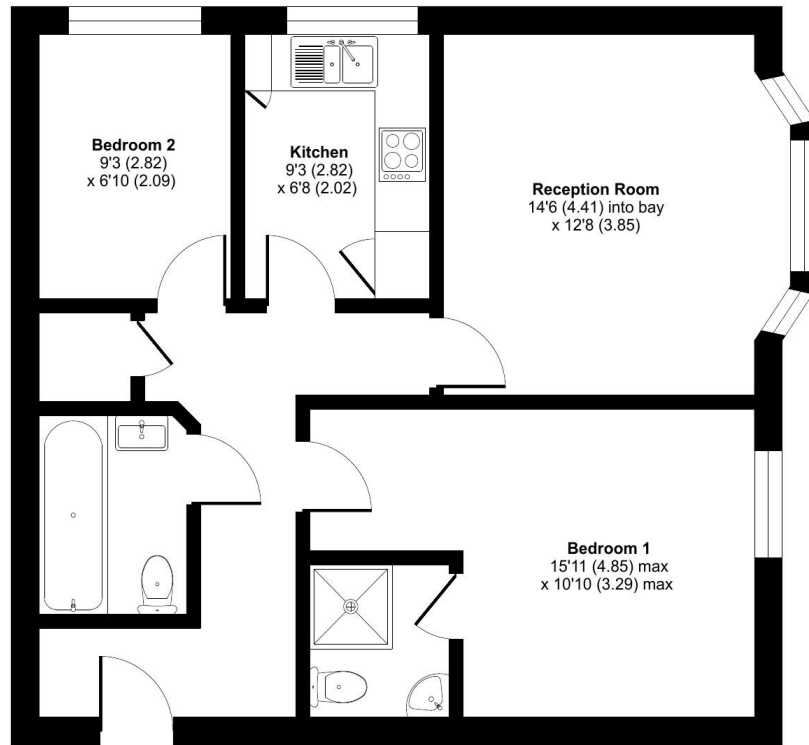
An exceptional two bedroom, two bathroom upper floor apartment, ideally positioned within the popular Regents Place development. Accessed via a secure communal entrance, the property offers well-balanced and thoughtfully arranged accommodation throughout.



## Bath Road, Maidenhead, SL6

Approximate Area = 621 sq ft / 57.6 sq m

For identification only - Not to scale



FIRST FLOOR

A spacious entrance hallway provides a welcoming feel and benefits from a built-in storage cupboard. The generous living room enjoys plenty of natural light and features an attractive bay window, creating a bright and comfortable space for relaxing or entertaining. The lovely modern fitted kitchen is well appointed with contemporary units and ample workspace. The principal bedroom is spacious and benefits from a private en-suite shower room, while the second bedroom is a good size and served by a stylish family bathroom.

Further advantages include residents' parking and the significant benefit of a long lease in excess of 150 years, making this an ideal home or investment opportunity.

welcome to

## Flat 7 Regents Place, 48 Bath Road

- BEAUTIFUL UPPER FLOOR APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- MODERN FITTED KITCHEN
- LONG LEASE IN EXCESS OF 150 YEARS
- RESIDENTS PARKING
- SOUGHT AFTER DEVELOPMENT
- EASY ACCESS TO TOWN CENTRE & STATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 191 years from 06 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD123843 - 0001

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