



Flat 13 Delta Court, Grenfell Road, Maidenhead SL6 1ES

welcome to

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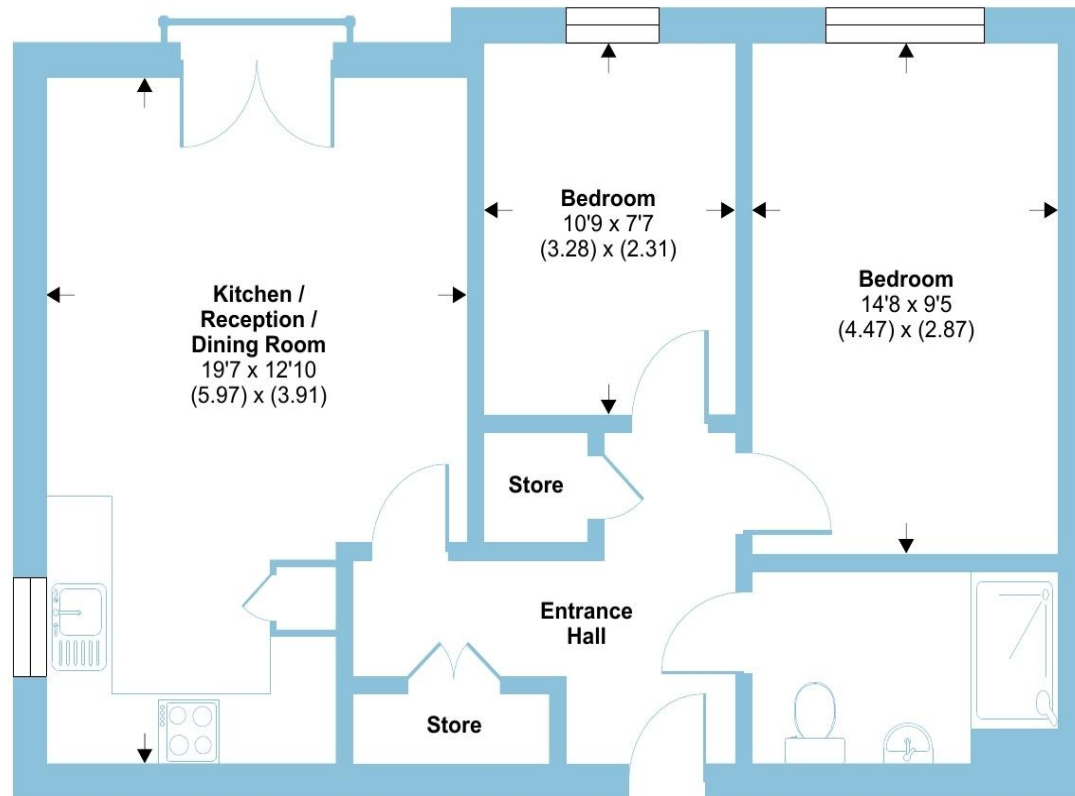
Located on the top floor of the development and with a south facing aspect, this two bedroom apartment is being sold with no onward chain. The property is within a short walk of the town centre & station and is accessed via a secure communal entry-system. There are stairs and a lift to the upper floors and parking is available with this property. The accommodation comprises; entrance hall with built-in cupboard, good size living room with south facing Juliette balcony and this room is open plan to the modern fitted kitchen. The principal double bedroom has a south facing aspect and there is a second well-proportioned bedroom and a modern bathroom.



Delta Court, Grenfell Road, Maidenhead, SL6

Approximate Area = 622 sq ft / 57.7 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: 1375427

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Flat 13 Delta Court, Grenfell Road

- UPPER FLOOR APARTMENT
- SOUTH FACING ASPECT
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- OPEN PLAN LIVING
- PARKING
- EASY ACCESS TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3276.00

Ground Rent: 300.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123244 - 0003

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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