



4 Imperial Place, Shoppenhangers Road, Maidenhead SL6 2GN

welcome to

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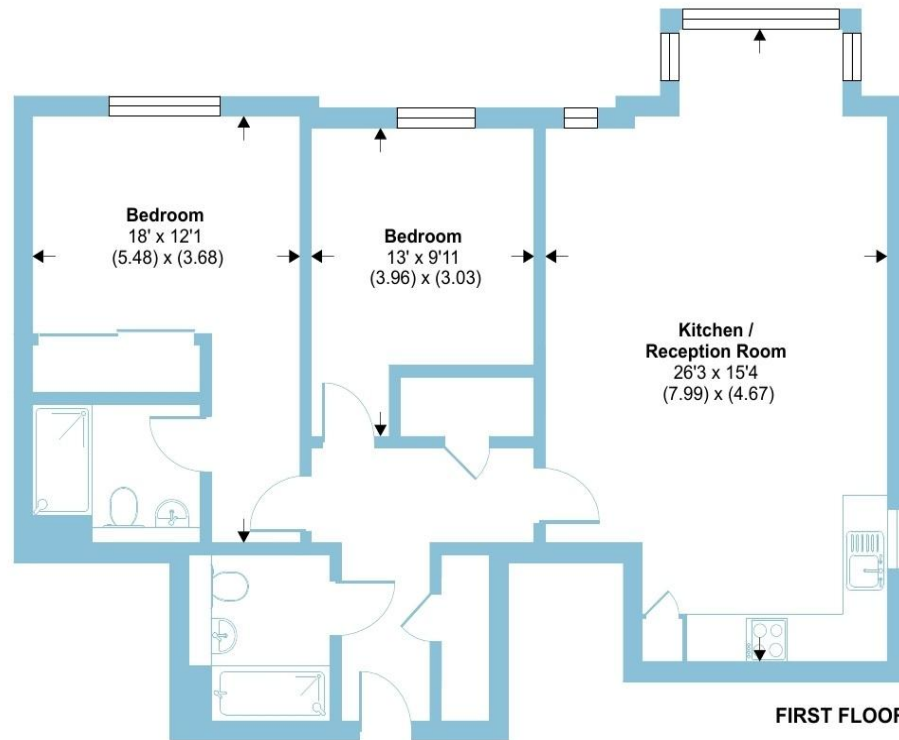
A spacious two double bedroom, two bathroom first floor apartment set within a secure gated development and being sold with **NO CHAIN**. The property has an entrance hall with built-in storage cupboard, an open plan living arrangement with the sitting room open to the modern fitted kitchen with the benefit of integrated appliances, principal bedroom with en-suite, second double bedroom and a modern bathroom. The communal grounds are well tended and there is allocated underground parking. Maidenhead town centre and station are easily accessible and the property has a long lease in excess of 900 years.



Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 936 sq ft / 87 sq m

For identification only - Not to scale



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4 Imperial Place, Shoppenhangers Road

- MODERN APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- SECURE UNDERGROUND PARKING
- LONG LEASE
- GATED DEVELOPMENT
- EASY ACCESS TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD119198 - 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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