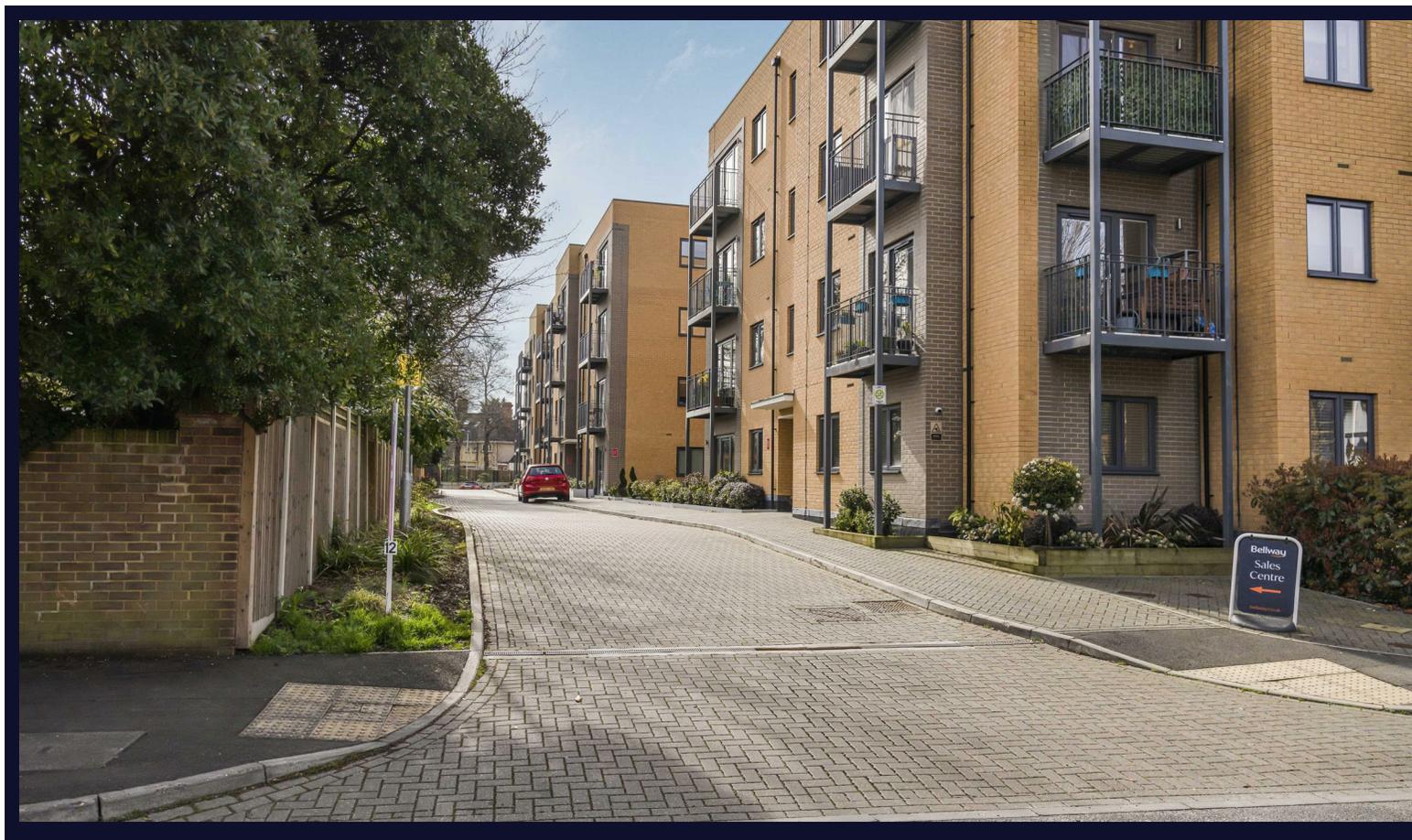


Clivemont Road

Maidenhead • Berkshire • SL6 7DU

Guide Price: £265,000



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Clivemont Road

Maidenhead • Berkshire • SL6 7DU

A well presented one bedroom apartment located within Audrey House on Clivemont Road, ideally positioned for easy access to Maidenhead town centre, a variety of local amenities, and excellent transport links including the Elizabeth Line, providing direct routes into London.

The property offers a bright and spacious open plan kitchen/dining/sitting room, a generous double bedroom with built in storage, and a modern family bathroom. Further benefits include a private balcony and additional hallway storage. Outside, the property offers a secure underground parking space, with the development itself being well maintained and presented throughout.

Newly built development

One bedroom apartment

Spacious open plan living

Private balcony

Built in storage

Secure underground parking

Well maintained communal grounds

995 years remaining on lease

Walking distance to Elizabeth Line

Close to local amenities

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Audrey House, Clivemont Road, Maidenhead, SL6

Main House Area = 451 sq ft / 41.8 sq m

For Identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	82	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Directive
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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