



Flat 3 Bell Court, 34 Bell Street, Maidenhead SL6 1BR

welcome to

Flat 3 Bell Court, 34 Bell Street, Maidenhead

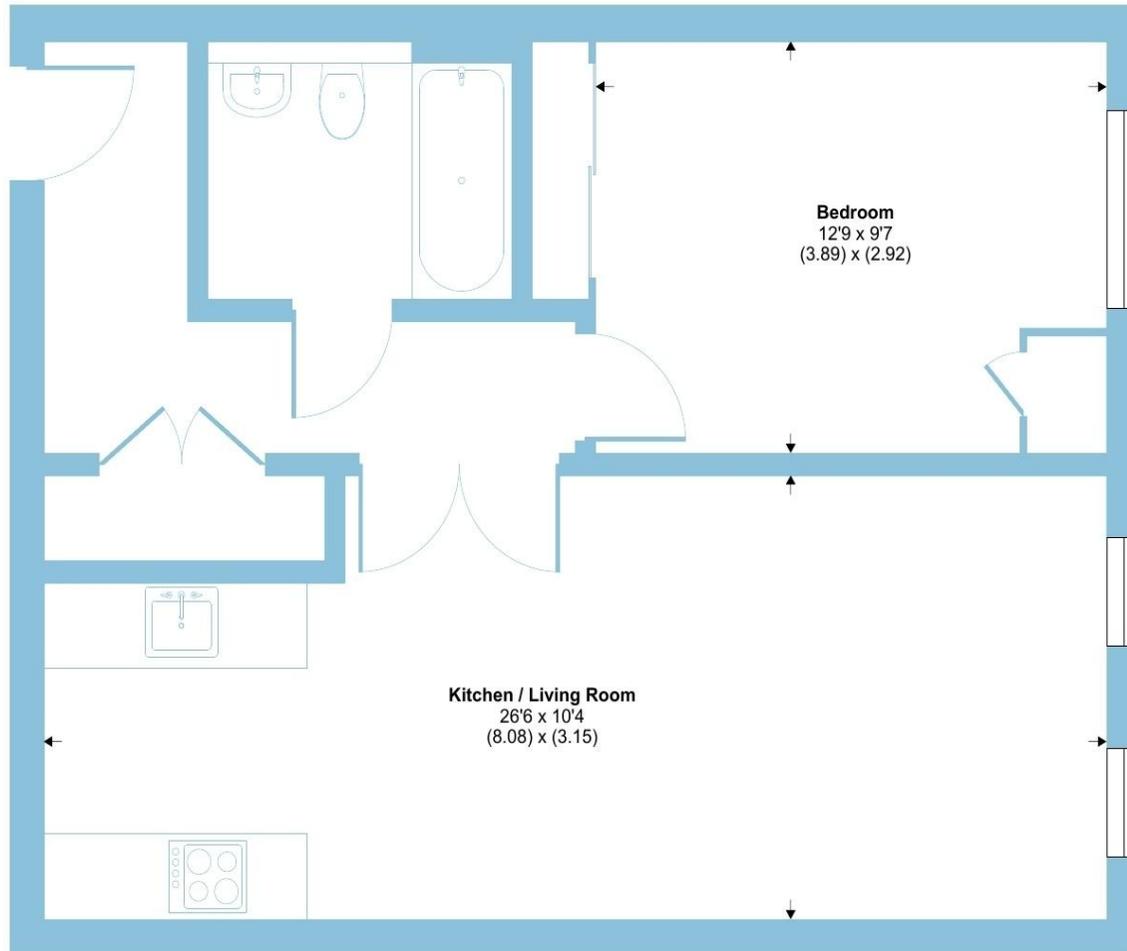
This well presented one bedroom ground floor purpose built apartment is ideally situated in a popular location just minutes from the town centre and Maidenhead Station, offering fast connections via the Elizabeth Line. NO CHAIN!



Bell Court, 34 Bell Street, Maidenhead

Approximate Area = 548 sq ft / 51 sq m

For identification only - Not to scale



Ground Floor

This well presented one bedroom ground floor purpose built apartment is ideally situated in a popular location just minutes from the town centre and Maidenhead Station, offering fast connections via the Elizabeth Line. Built in 2009, the property is offered to the market with no onward chain, a long 109 year lease and sensible service charges & ground rent, making it an appealing option for both first-time buyers and investors.

The apartment enjoys a westerly facing aspect and features a spacious open-plan living room and kitchen, creating a bright and sociable living space. The modern kitchen benefits from fully integrated appliances, including a washer/dryer, fridge, freezer, oven, induction hob and extractor. Additional advantages include gas central heating with an efficient Megaflo system, ensuring comfort and economical running costs.

The property is entitled to RBWM permit parking.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Barnard Marcus. REF: 904568



welcome to

Flat 3 Bell Court, 34 Bell Street

- EXCLUSIVE DEVELOPMENT OF JUST 15 APARTMENTS
- NO ONWARD CHAIN
- MINUTES FROM TOWN CENTRE & STATION - ELIZABETH LINE
- THE PROPERTY IS ENTITLED TO RBWM PERMIT PARKING
- LARGE LIVING ROOM & KITCHEN WITH INTEGRATED APPLIANCES
- LONG LEASE - 109 YEARS
- DOUBLE BEDROOM
- BUILT IN 2009

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1600.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

check out more properties at rogerplatt.co.uk



Property Ref:
MHD123597 - 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.


roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB



rogerplatt.co.uk