



30 Crescent Dale, Shoppenhangers Road, Maidenhead SL6 2PR

welcome to

30 Crescent Dale Shoppenhangers Road, Maidenhead

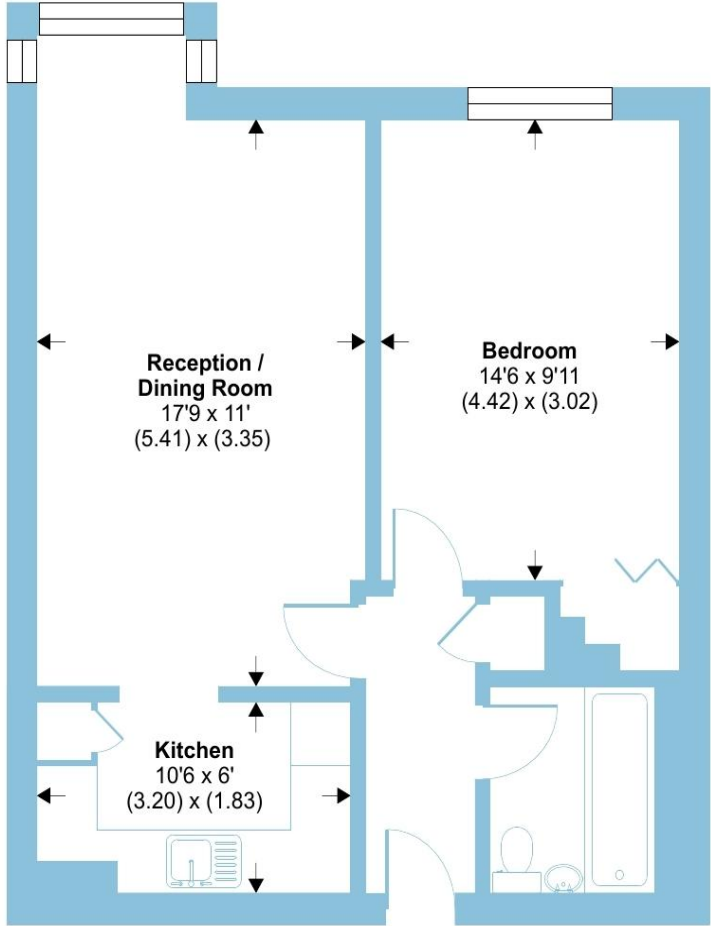
Located within walking distance of Maidenhead town centre and mainline train station/Elizabeth Line is this one bedroom first floor apartment in a sought-after development exclusive for the over 55's. Noteworthy features are the well-tended communal gardens and parking for residents and visitors.



Shoppenhangers Road, Maidenhead, SL6

Approximate Area = 530 sq ft / 49.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Barnard Marcus. REF: 1152740



welcome to

30 Crescent Dale, Shoppenhangers Road

- SOUGHT-AFTER DEVELOPMENT
- EXCLUSIVELY FOR THE OVER 55S
- WITHIN WALKING DISTANCE OF TOWN & STATION/ELIZABETH LINE
- RESIDENT & VISITOR PARKING
- STAIRS AND LIFTS TO ALL HALLS AND LANDINGS
- WELL-TENDED COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD121545



Property Ref:
MHD121545 - 0005

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