



**220 Burghley Court, Kingsquarter, Maidenhead SL6 1FN**



**welcome to**

## **22 Burghley Court, Kingsquarter, Maidenhead**

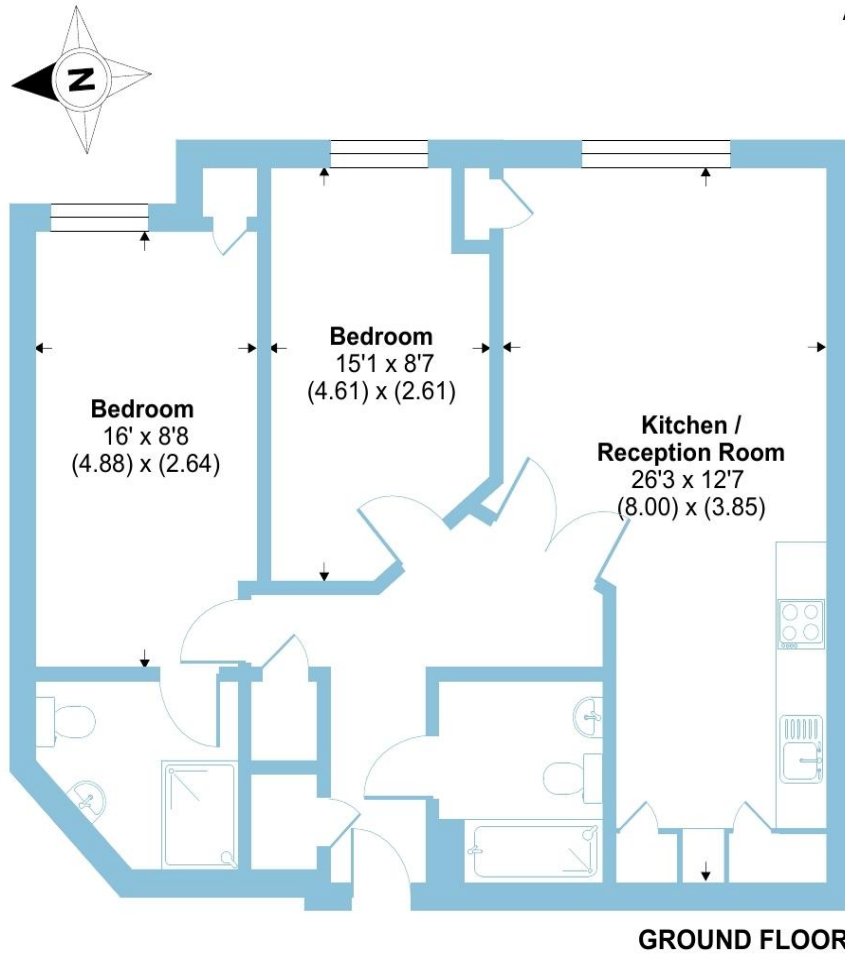
Situated in the Oldfield Catchment and within walking distance of the River Thames, Maidenhead town centre and the Elizabeth Line is this very well-presented two double bedroom, two bathroom purpose built apartment. The property comprises; entrance hall with built-in storage cupboard, principal bedroom with en-suite, second bedroom, main bathroom and a spacious open-plan living and kitchen area, complete with some integrated appliances. Further benefits include allocated parking and a long lease.



# Burghley Court, Kingsquarter, Maidenhead, SL6

Approximate Area = 775 sq ft / 72 sq m

For identification only - Not to scale



welcome to

## 220 Burghley Court, Kingsquarter

- OLDFIELD CATCHMENT
- WALKING DISTANCE OF THE RIVER
- WELL PRESENTED PURPOSE BUILT APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- SPACIOUS OPEN PLAN LIVING & KITCHEN AREA
- ALLOCATED PARKING
- LONG LEASE

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1800.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offer in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD122375 - 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.

  
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