



11 Alston Gardens, Maidenhead SL6 6DY

welcome to

11 Alston Gardens, Maidenhead

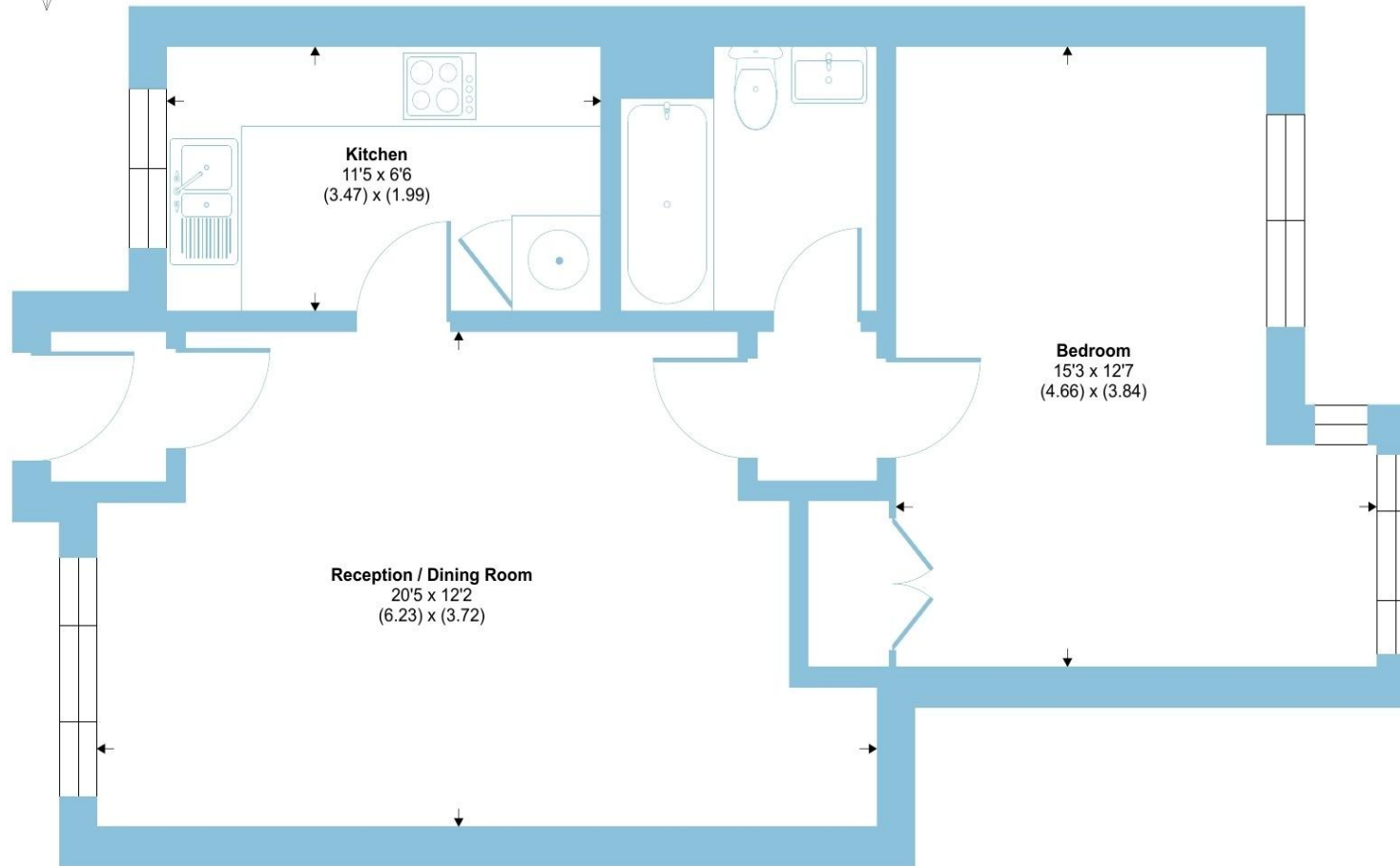
A well-proportioned one bedroom ground floor maisonette, pleasantly positioned in a popular cul-de-sac development within a short walk of the town centre and mainline station.



Alston Gardens, Maidenhead, SL6

Approximate Area = 592 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR

The property benefits from its own private entrance leading into a generous living/dining room, providing a comfortable and versatile space for modern living. The fitted kitchen is well arranged with ample storage and worktop space, while the re-fitted contemporary bathroom features stylish modern fittings. The spacious double bedroom enjoys a peaceful outlook with windows overlooking the well-maintained communal grounds, creating a light and relaxing environment.

Externally, the property further benefits from its own private parking space located directly in front of the maisonette, offering excellent convenience. Ideal for first-time buyers, downsizers or investors, the property is offered to the market with no onward chain, allowing for a smooth and straightforward purchase.

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11 Alston Gardens, Maidenhead

- GROUND FLOOR MAISONETTE
- ONE BEDROOM
- POPULAR CUL-DE-SAC DEVELOPMENT
- PRIVATE ENTRANCE
- RESIDENTS PARKING
- EASY ACCESS TO TOWN CENTRE AND STATION
- WELL PROPORTIONED THROUGHOUT
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1356.00

Ground Rent: 260.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£307,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123764 - 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.

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roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



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



rogerplatt.co.uk