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## PRICE: £275,000 LEASEHOLD

FLAT 2, 82A PORTLOCK ROAD, MAIDENHEAD, BERKSHIRE SL6 6DZ

An opportunity to acquire this delightful one double bedroom ground floor maisonette which was built to a high level of finish and specification in 2015 by Amberleigh Homes and offered for sale with NO ONWARD CHAIN. The property would make an ideal first time purchase or buy to let investment and is conveniently located for the town centre and mainline railway station (Paddington/Elizabeth Line).

**\*PRIVATE ENTRANCE HALL \*LARGE OPEN PLAN KITCHEN/LIVING/DINING ROOM WITH DIRECT ACCESS LEADING OUT ONTO THE COMMUNAL REAR GARDEN \*DOUBLE BEDROOM \*BATHROOM \*ALLOCATED PARKING \*NO CHAIN \*EPC RATING B**

**DIRECTIONS for SAT NAV SL6 6DZ**

**Council Tax Band C – currently £1385.19 per annum**

**Lease: 125 years from 2015 – 117 years remaining**

**Ground rent £200 per annum**

**Service Charge approx. £934 per annum**

## ACCOMMODATION

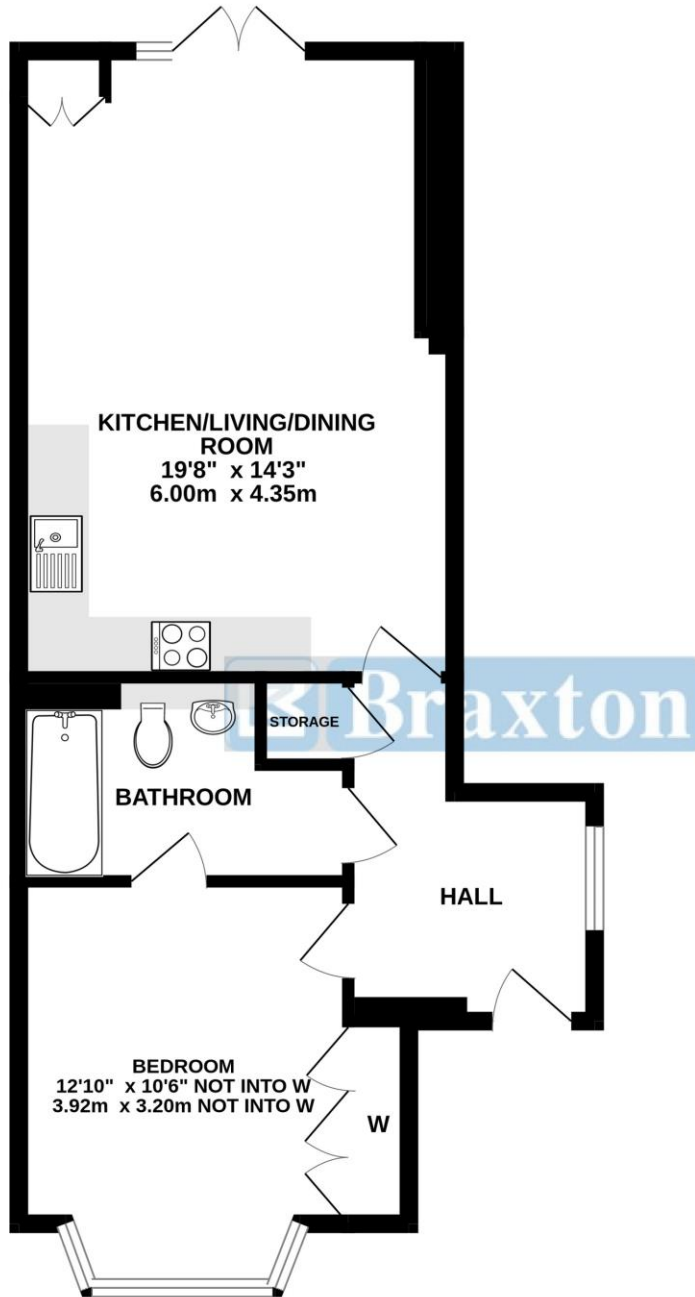




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

MW3965

GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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