# Flat 5, 42 Forlease Road, Maidenhead SL6 1RU

roger platt

***welcome to***

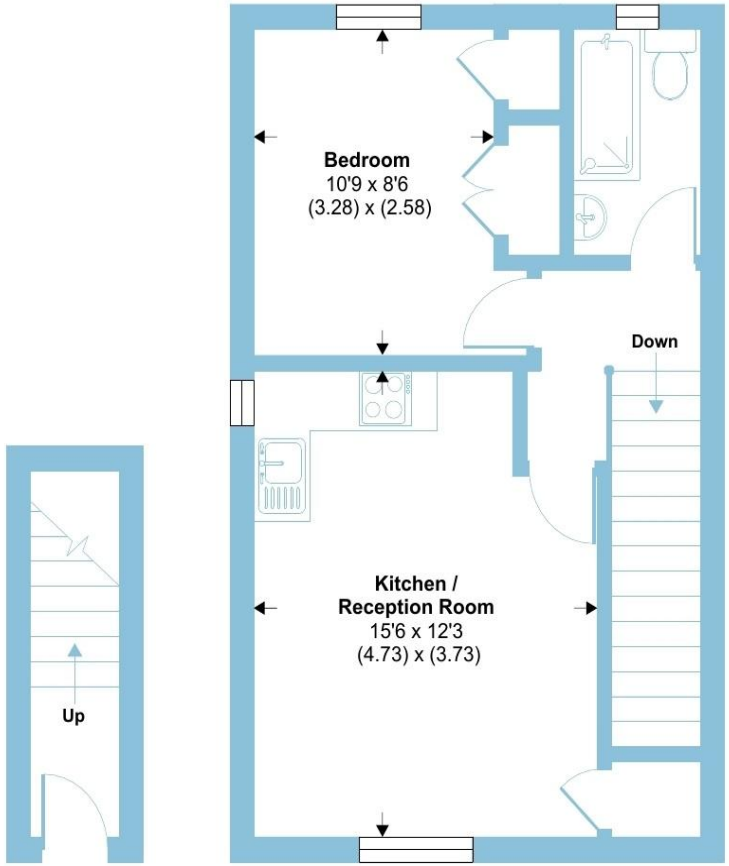
## Flat 5, 42 Forlease Road, Maidenhead

Situated within a short walk of the town centre & station is this very well presented one bedroom first floor conversion apartment, within this character building. The property has a long lease, parking and no onward chain.

# Forlease Road, Maidenhead, SL6

Approximate Area = 398 sq ft / 37 sq m

For identification only - Not to scale




FIRST FLOOR SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Barnard Marcus. REF: 1382105

roger platt

*welcome to*

# Flat 5, 42 Forlease Road, Maidenhead

- ATTRACTIVE FIRST FLOOR APARTMENT
- CHARACTER CONVERSION
- NO ONWARD CHAIN
- LONG LEASE IN EXCESS OF 160 YEARS
- PARKING
- ONE BEDROOM
- MODERN KITCHEN & BATHROOM
- SHORT WALK FROM THE TOWN CENTRE & STATION

Tenure: Leasehold EPC Rating: D
Council Tax Band: C  Service Charge: 1152.00
Ground Rent: None

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £210,000

Please note the marker reflects the postcode not the actual property

**check out more properties at** rogerplatt.co.uk

The Property Ombudsman

Property Ref:
MHD123292 - 0006

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

**01628 773333**

Maidenhead@rogerplatt.co.uk

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

**rogerplatt.co.uk**

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.