



**Flat 17 Park View, Grenfell Road, Maidenhead SL6 1FG**

**welcome to**

**Flat 17 Park View, Grenfell Road, Maidenhead**

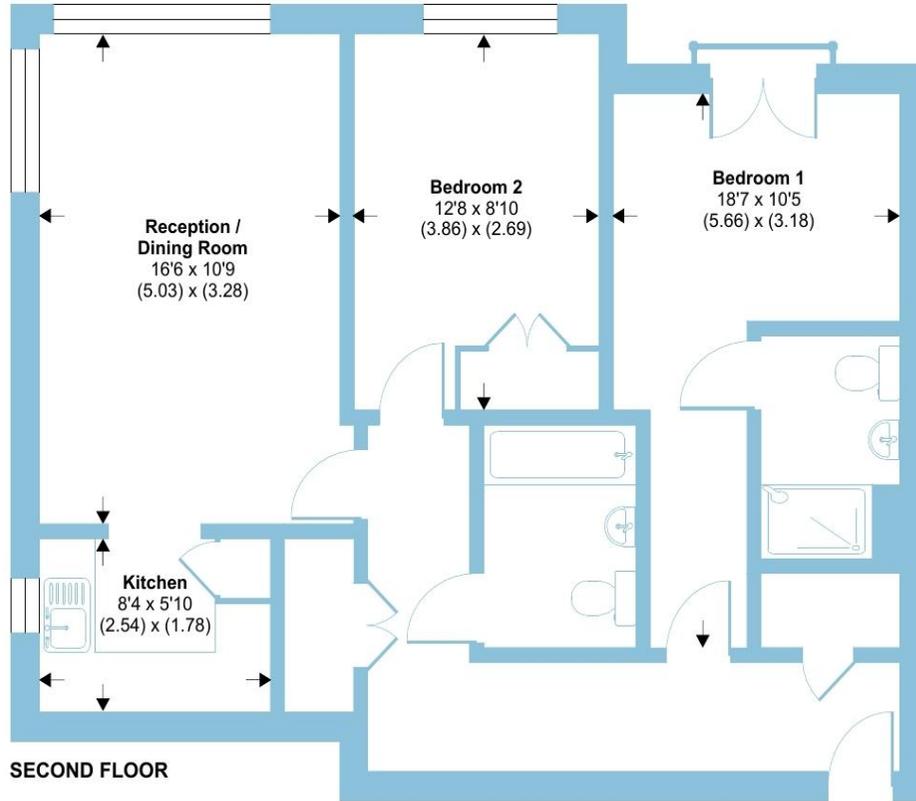
Within a stone's throw of Maidenhead town centre and mainline train station/Elizabeth Line is this well presented two double bedroom second floor apartment. With plenty of storage, en-suite shower room and family bathroom and an underground parking space, this superb apartment is a must for viewing.



# Park View, Grenfell Road, Maidenhead, SL6

Approximate Area = 724 sq ft / 67.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Barnard Marcus. REF: 1114960



welcome to

## Flat 17 Park View, Grenfell Road

- STONE'S THROW OF TOWN & STATION
- WELL PRESENTED APARTMENT
- PRIVATE UNDERGROUD PARKING SPACE
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3100.00

Ground Rent: 112.50

This is a Leasehold property with details as follows; Term of Lease 150 years from 31 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£275,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [rogerplatt.co.uk](http://rogerplatt.co.uk)



Property Ref:  
MHD121129 - 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 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](mailto:Maidenhead@rogerplatt.co.uk)



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



[rogerplatt.co.uk](http://rogerplatt.co.uk)