



Flat 7 Regents Place, 48 Bath Road, Maidenhead SL6 4JX

welcome to

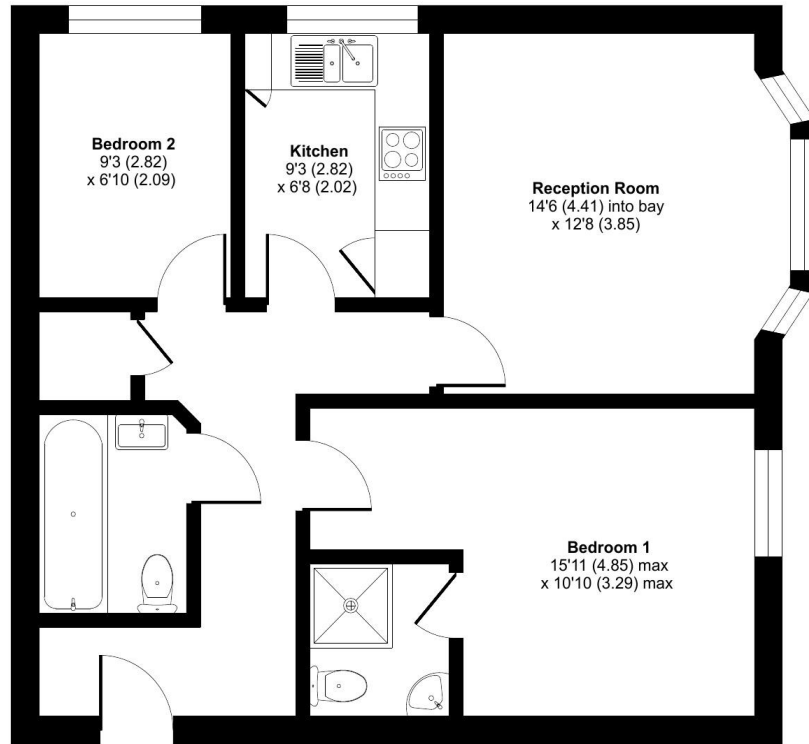
Flat 7 Regents Place, Bath Road, Maidenhead

An exceptional two bedroom, two bathroom upper floor apartment, ideally positioned within the popular Regents Place development. Accessed via a secure communal entrance, the property offers well-balanced and thoughtfully arranged accommodation throughout. **SHARE OF FREEHOLD**



Bath Road, Maidenhead, SL6

Approximate Area = 621 sq ft / 57.6 sq m
For identification only - Not to scale



FIRST FLOOR

A spacious entrance hallway provides a welcoming feel and benefits from a built-in storage cupboard. The generous living room enjoys plenty of natural light and features an attractive bay window, creating a bright and comfortable space for relaxing or entertaining. The lovely modern fitted kitchen is well appointed with contemporary units and ample workspace. The principal bedroom is spacious and benefits from a private en-suite shower room, while the second bedroom is a good size and served by a stylish family bathroom.

Further advantages include residents' parking and the significant benefit of a long lease in excess of 150 years, making this an ideal home or investment opportunity.

All furniture and white goods included with the sale.

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Flat 7 Regents Place, 48 Bath Road

- BEAUTIFUL UPPER FLOOR APARTMENT
- TWO BEDROOMS, TWO BATHROOMS
- MODERN FITTED KITCHEN
- LONG LEASE IN EXCESS OF 150 YEARS
- RESIDENTS PARKING
- EASY ACCESS TO TOWN CENTRE & STATION
- ALL FURNITURE & WHITE GOODS INCLUDED WITH THE SALE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 191 years from 06 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123843 - 0003

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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