



6 Brunel Place, West Street, Maidenhead SL6 1LG

welcome to

6 Brunel Place, West Street

- IDEALLY LOCATED IN MAIDENHEAD TOWN CENTRE
- ONLY 0.5 MILES FROM MAIDENHEAD TRAIN STATION AND THE ELIZABETH LINE WITH DIRECT TRAINS TO LONDON PADDINGTON IN AS LITTLE AS 18 MINUTES
- EXCELLENT ENERGY EFFICIENCY
- COMMUNAL PODIUM GARDEN
- CYCLE STORAGE
- 999 YEAR LEASE
- 10 YEAR NEW BUILD WARRANTY

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1549.75

Ground Rent: None

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000

view this property online rogerplatt.co.uk/Property/MHD124079



Property Ref:

MHD124079 - 0002

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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Facing onto to Maidenhead's high street is this one bedroom new build conversion with feature double glazed sash windows. The mainline train station and Elizabeth Line are just a half mile away. The property is brand new throughout so an ideal first time purchase or investment alike.

Living / Kitchen / Dining Room

25' 9" x 11' 6" (7.85m x 3.51m)

Bedroom

17' 2" x 8' 3" (5.23m x 2.51m)

Disclaimer

This brochure has been prepared from plans supplied by the developer. Roger Platt have yet to verify the information derived from these plans because of the stage of construction.



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