

4 Brunel Place, West Street, Maidenhead SL6 1LG

welcome to

4 Brunel Place, West Street

- ONLY 0.5 MILES FROM MAIDENHEAD TRAIN STATION AND THE ELIZABETH LINE WITH DIRECT TRAINS TO LONDON PADDINGTON IN AS LITTLE AS 18 MINUTES
- COMMUNAL PODIUM GARDEN IN ADDITION TO PRIVATE OUTSIDE SPACE TO SOME HOMES
- LIFT TO ALL FLOORS
- CYCLE STORAGE
- COLOUR HD VIDEO ENTRY SYSTEM
- EXCELLENT ENERGY EFFICIENCY
- 10 YEAR NEW BUILD WARRANTY
- 999 YEAR LEASE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1665.76

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.

£255,000

view this property online rogerplatt.co.uk/Property/MHD124080



Property Ref:

MHD124080 - 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.

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.

A bright and airy brand new one bedroom first floor apartment in the hub of Maidenhead's town centre with easy access to the mainline railway station and the Elizabeth Line. Available NOW call us today to book your viewing.

Kitchen

8' 3" x 7' 10" (2.51m x 2.39m)

Living / Dining

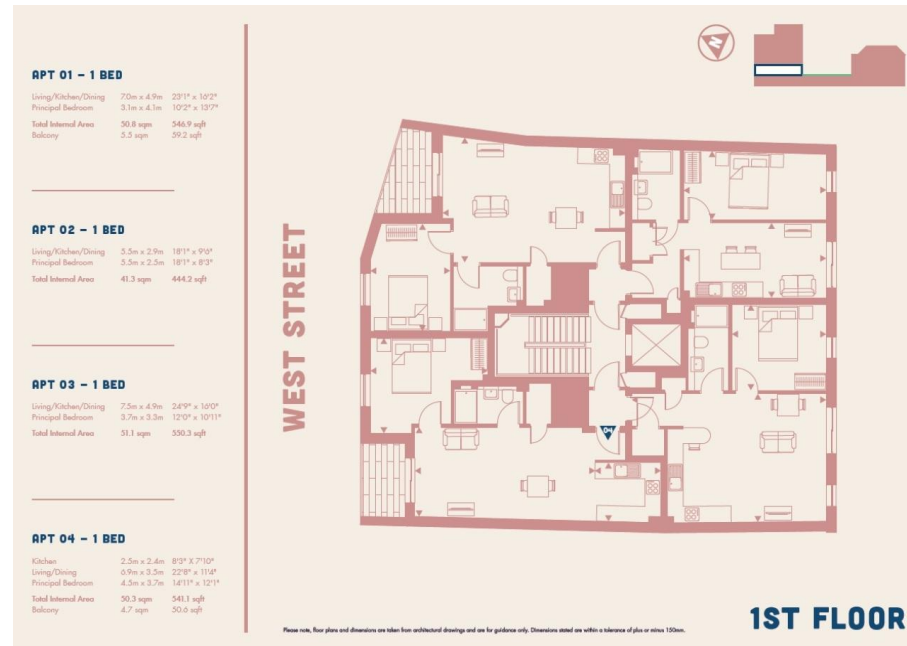
22' 8" x 11' 4" (6.91m x 3.45m)

Bedroom

14' 11" x 12' 1" (4.55m x 3.68m)

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.




roger platt



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