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PRICE: £300,000 LEASEHOLD

37 AMBER PLACE, OLDFIELD ROAD, MAIDENHEAD, BERKSHIRE, SL6 1TH

A one bedroom apartment set over 682 sq ft situated on the ground floor. This apartment boasts a large living/dining area and a stylish kitchen featuring integrated appliances. The bedroom benefits from a fitted wardrobe and the luxurious bathroom has high specification sanitaryware and contemporary mixer taps. The development is situated within walking distance of the River Thames, Maidenhead Town Centre and the main line railway station (Paddington/Elizabeth Line).

***GROUND FLOOR APARTMENT SET OVER 682 SQ FT *LARGE LIVING/DINING AREA *STYLISH KITCHEN WITH INTEGRATED APPLIANCES *DOUBLE BEDROOM *LUXURY BATHROOM *PARKING *WALKING DISTANCE OF TOWN CENTRE, STATION & RIVER THAMES *GATED DEVELOPMENT *EPC RATING B**

Council Tax Band D - currently £1514.79 per annum
Lease – 122 years remaining
Service charge - £1317.08 per annum

ACCOMMODATION

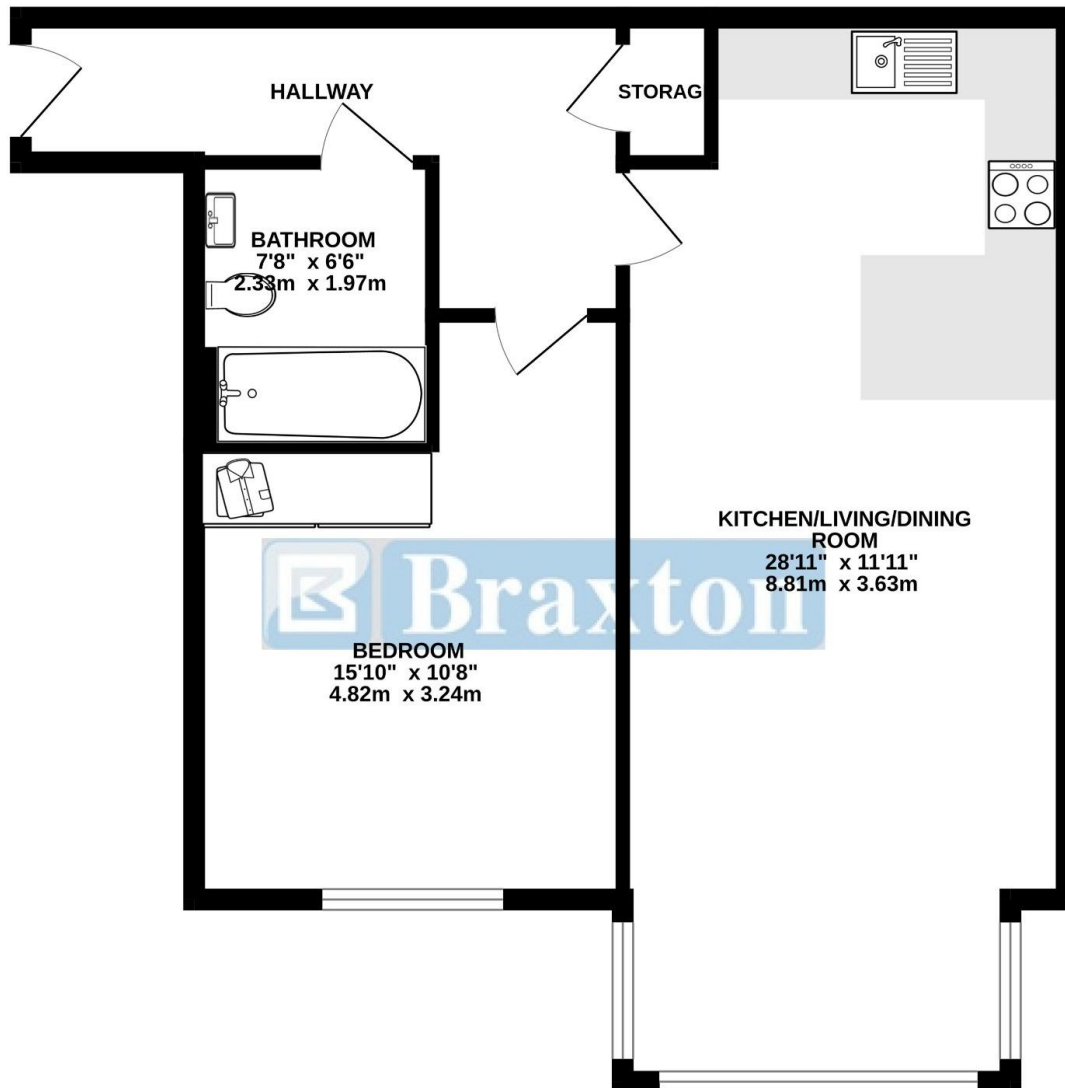




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

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GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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