



**3 AMBER PLACE, OLDFIELD ROAD, MAIDENHEAD, BERKSHIRE, SL6 1AG**



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**PRICE GUIDE: £319,950 LEASEHOLD**

Conveniently located between the River Thames and the Town Centre and within approx. 0.7 Miles of the mainline Railway Station (Paddington/Elizabeth Line). An opportunity to acquire this larger than average one double bedroom first floor apartment, featuring a balcony accessed via the generous open plan Kitchen/Dining/Living Room, forming part of the modern gated development which was completed to high level of finish and specification in 2019. NO CHAIN

**\*GATED DEVELOPMENT \*COMMUNAL ENTRANCE WITH LIFT & STAIRS \*PRIVATE ENTRANCE HALL \*OPEN PLAN KITCHEN/DINING/LIVING ROOM LEADING TO BALCONY \*DOUBLE BEDROOM WITH FITTED WARDROBES \*BATHROOM \*COVERED PARKING SPACE \*NO CHAIN \*0.7 MILE TO MAINLINE RAILWAY STATION (PADDINGTON /ELIZABETH LINE) \*119 YEARS REMAINING ON THE LEASE**

**EPC RATING B**

**Service charge TBC**

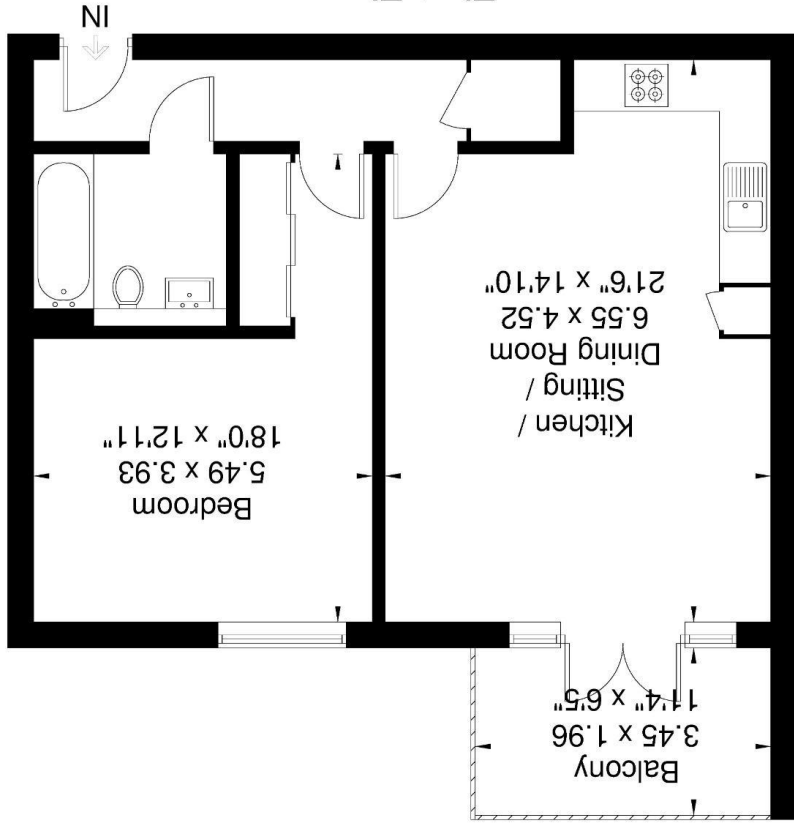




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. 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.

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## First Floor



Approximate Gross Internal Area = 56.4 sq m / 607 sq ft

**Amber Place**

