davis tate

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10 PARK VIEW, GRENFELL ROAD, MAIDENHEAD, BERKSHIRE, SL6 1FG



- **Secure gated parking**
- **0.2 miles walk from Maidenhead train station**
- **First floor apartment with lift**
- **Family bathroom and ensuite**
- **Two double bedrooms with built in wardrobes**
- **EPC Rating D**

Offers in excess of £260,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD (DAVIS TATE) BRANCH ON 0118 934 4433

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PROPERTY DESCRIPTION

Two bedroom apartment with family bathroom and ensuite to the main bedroom. The property is located just 0.2 miles walk from Maidenhead's mainline station & overlooking a local park. Secure parking for one vehicle.
EPC Rating D.

LOCAL INFORMATION

Maidenhead is a bustling town on the banks of the river Thames; the mainline station provides great access to London via the Elizabeth line. The town is alive with industry and has a number of excellent local schools including; Furze Platt Senior School, Desborough College, Cox Green School and Claires Court School. The area surrounding the town has beautiful country houses such as Cliveden House and apart from the busy town center there are areas to enjoy along the river at Boulters Lock, Windsor is nearby and so is Bray with its famous pubs and eateries.

ACCOMMODATION

Enter via the communal door through to stairs/lift to first floor down the communal corridor to the front door of the flat. Entering the flat into the inner hallway gives access to two bedrooms, one with an ensuite. Family bathroom with a shower over the bath and sitting/dining room with a Juliette balcony over looking the park. The dining area has an archway through to a modern kitchen with a range of storage solutions and space for appliances.

Agent note: Photos were taken prior to current tenancy.

OUTSIDE SPACE

One allocated parking space







LOCAL AUTHORITY and SERVICES

Windsor & Maidenhead Borough Council - Tax Band D. All mains services.

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LEASEHOLD

Service charge of £3115.77 per annum.
Ground rent £225 per annum.
After 50 years the Ground rent increases to £3600 pa however on the 7th December 2021 a Deed of Variation was signed to limit the Ground Rent to £250 per year
The lease has 132 years remaining.
Should you proceed with the purchase of the property these details must be verified by your solicitor.







CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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LETTINGS and MANAGEMENT

Should you be interested in acquiring a Buy-to-Let investment, and would appreciate advice regarding the current rental market, possible yields, legislation for landlords and how to make a property safe and compliant for tenants, then Davis Tate will be pleased to provide you with additional, personalised support.

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

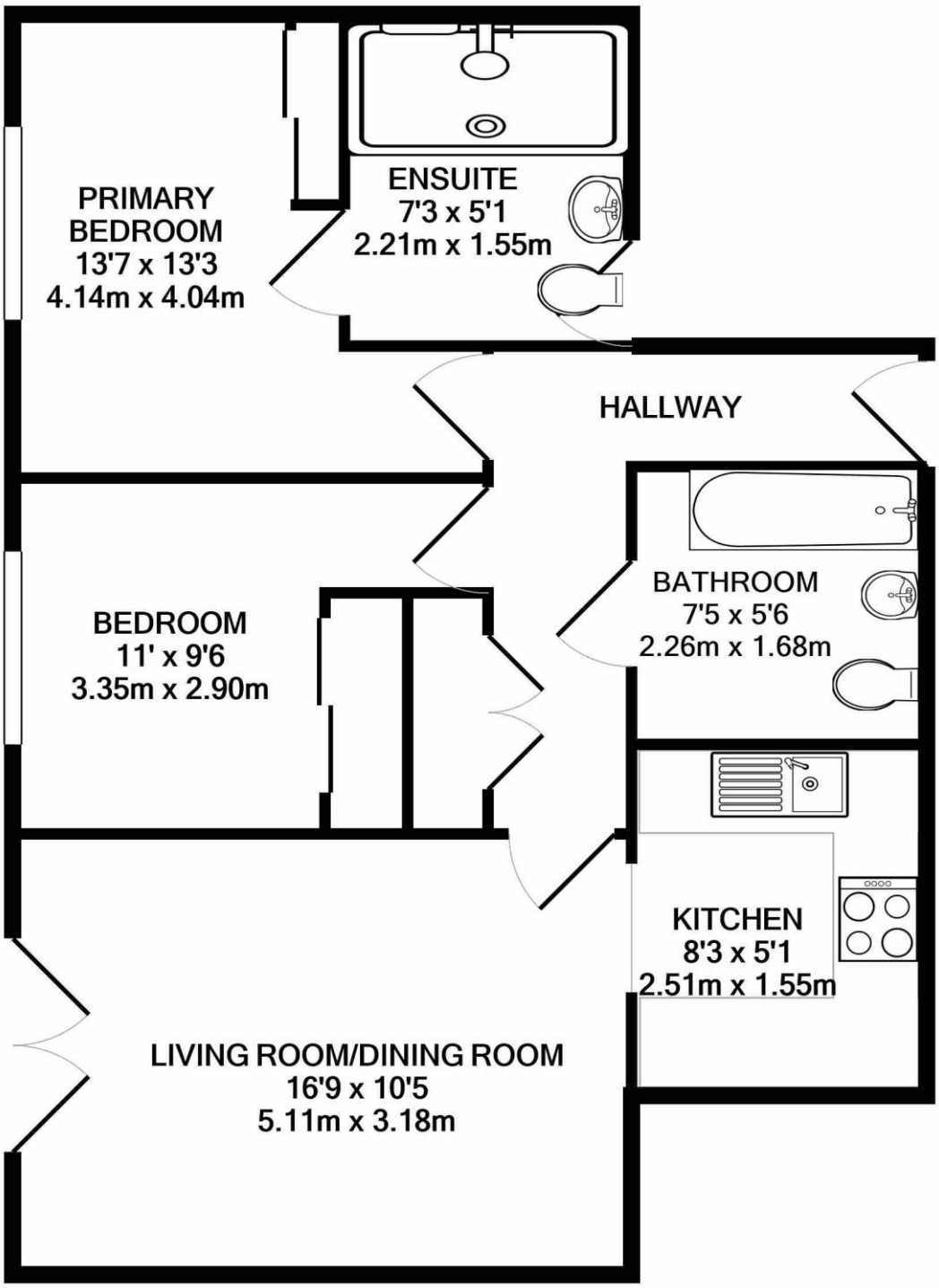
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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