

Clivemont Road

Maidenhead • Berkshire • SL6 7DY

Guide Price: £220,000



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A well presented one bedroom apartment located within St James House on Clivemont Road, ideally positioned for easy access to Maidenhead town centre, a variety of local amenities, and excellent transport links including the Elizabeth Line, providing direct routes into London.

The property offers a bright and spacious open plan kitchen/dining/sitting room, a generous double bedroom with built in storage, a modern family bathroom and additional hallway storage. The development benefits from allocated secure underground parking, private storage unit, residents' gym and cinema room, and is well maintained throughout.

Modern development

994 year lease

First floor apartment

Open plan living

Double bedroom

Well maintained throughout

Communal gym & cinema room

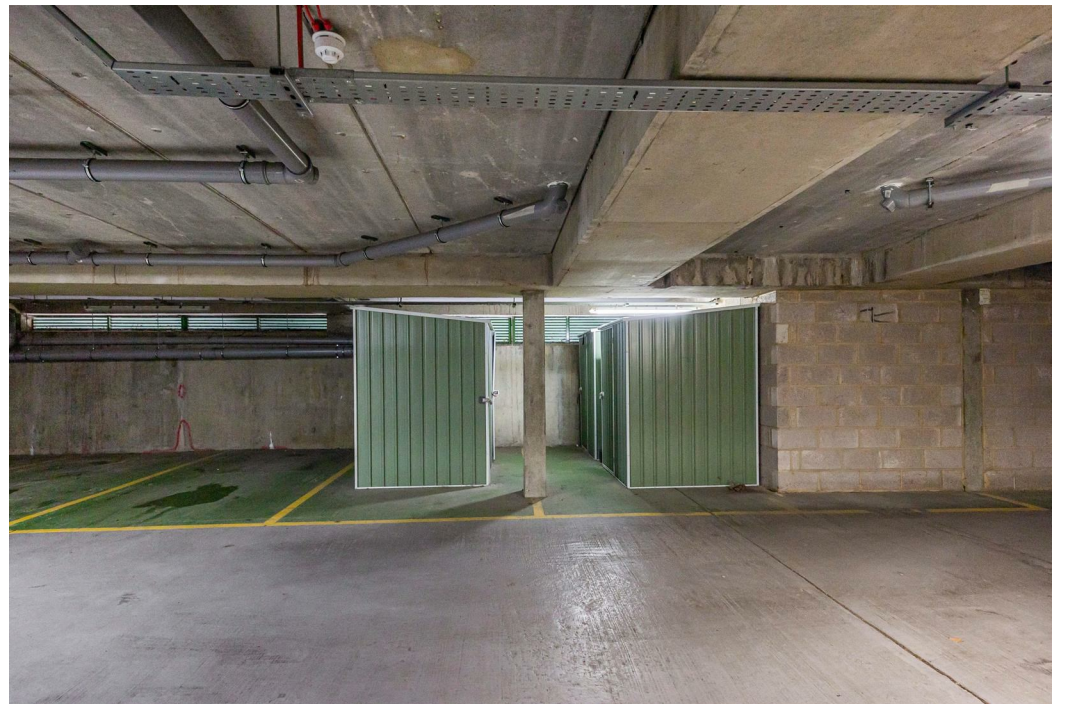
Underground parking

Walking distance to Elizabeth Line

Local amenities nearby

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

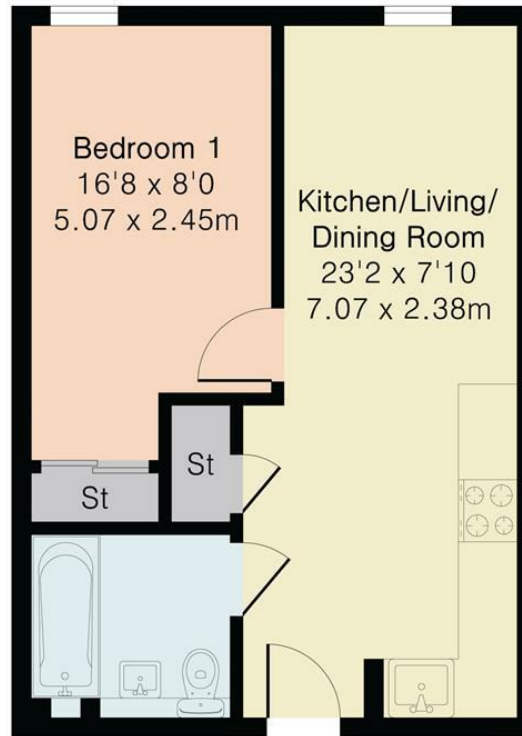




Clivemont Road, Maidenhead, SL6

Main House Area = 377 sq ft / 35.0 sq m

For Identification only - Not to scale



First Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
England & Wales		65	65

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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