

# South Road

Maidenhead • Berkshire • SL6 1EQ

Guide Price: £239,950



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est 1986

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A well presented, one bedroom first floor apartment located on South Road, a sought after residential road. Ideally positioned within walking distance of Maidenhead town centre and the train station, the property offers both convenience and a desirable location. The apartment comprises entrance hallway with doors leading to an impressive 18ft open plan kitchen/dining/sitting room, a generous 17ft bedroom with fitted wardrobes and useful utility storage, and a modern family bathroom. Outside there is permitted on street parking and well kept communal gardens.

One bedroom apartment

First floor

Built in 2019

116 years remaining on the lease

Walking distance to the Town Centre

Walking distance to Maidenhead Station

Ideal for first time buyers and investors

18ft kitchen/dining/sitting room

17ft bedroom

Well kept communal gardens

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.

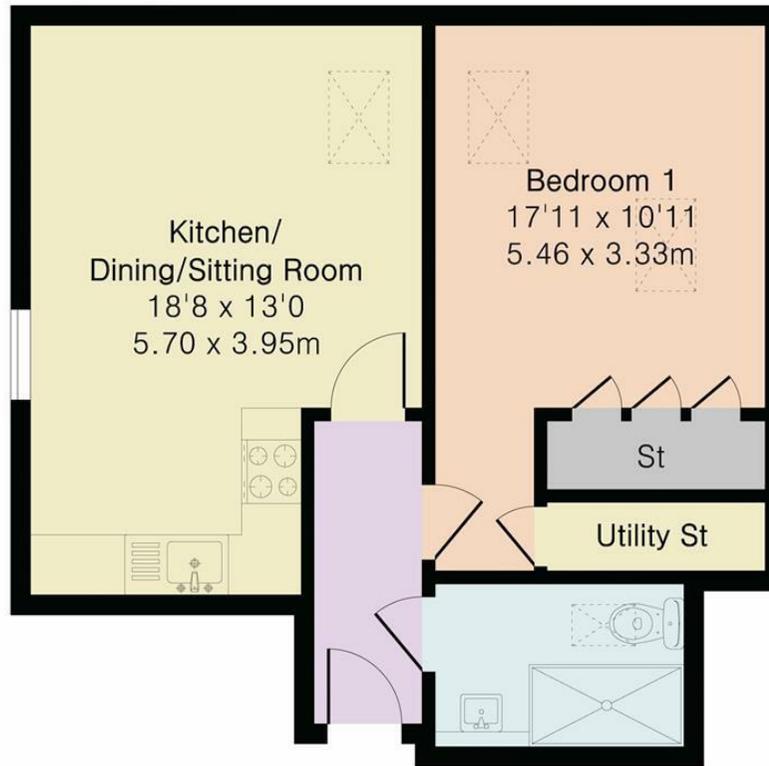




**Nascot House, South Road, Maidenhead, SL6**

**Main House Area = 511 sq ft / 47.4 sq m**

For Identification only - Not to scale



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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	83	83
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		83	83

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.