

205 Exchange House  
 Maidenhead  
 Guide Price £300,000 Leasehold

205 Exchange House, 11-17 Market Street  
Maidenhead, Berkshire, SL6 8AA

Guide price £300,000 Leasehold

***“A spacious well appointed property in a convenient town centre location”***

A superior town centre apartment of nearly 900 sq ft in a 6 year old development just off the High Street and a 5 minute walk to Maidenhead Station (Crossrail 2021). This spacious and well appointed property is serviced by a lift with the benefit of 2 balconies, 2 double bedrooms, 2 bathrooms and a spacious, light and airy living space with contemporary kitchen area.

**COMMUNAL ENTRANCE HALL WITH LIFT & STAIRCASE: ENTRANCE HALL: OPEN PLAN LIVING SPACE WITH KITCHEN AREA: 2 BALCONIES: 2 DOUBLE BEDROOMS: 2 BATHROOMS: NO ONWARD CHAIN.**

**EPC RATING: D**

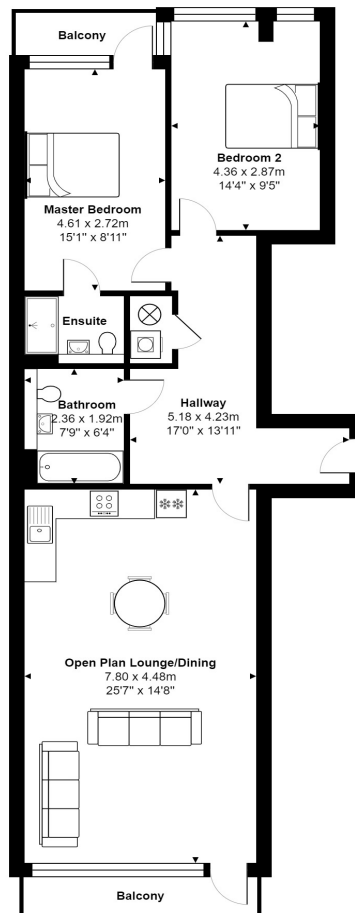
**Lease length:** 118 years remaining

**Service charges:** £2,168.58 p.a

**Ground rent:** £350 p.a

**Exchange House, Market Street, Maidenhead, SL6 8AA**

Total Area: 83.4 m<sup>2</sup> ... 898 ft<sup>2</sup> (excluding balcony)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.





**Directions:** From our office in Queen Street, turn left and then proceed straight onto the High Street and over into Market Street, the communal entrance hall will be found on the left hand side.



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