



**Apartment 22 Exclusive House, Oldfield Road, Maidenhead SL6 1NQ**

**welcome to**

**Apartment 22 Exclusive House, Oldfield Road, Maidenhead**

Located within the esteemed Exclusive House development, this exceptional two-bedroom apartment offers stylish and contemporary accommodation finished to a high specification throughout.

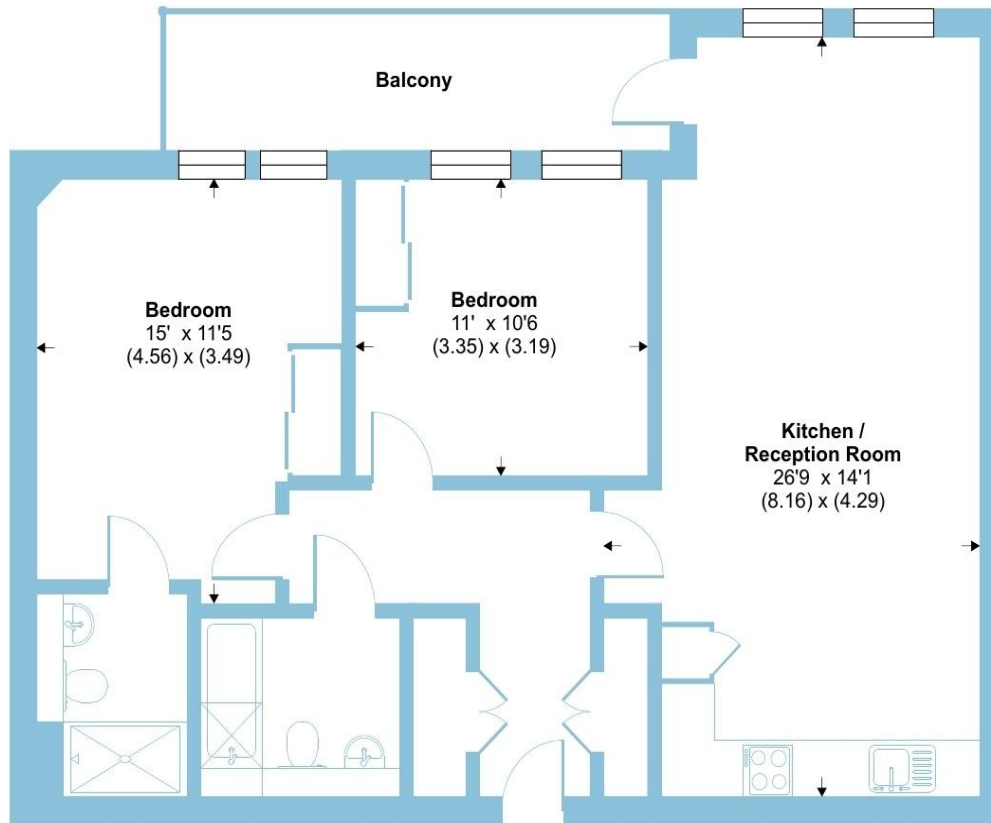




## Oldfield Road, Maidenhead, SL6

Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



**SECOND FLOOR**

The property features a spacious open-plan living area, providing the perfect setting for both relaxation and entertaining, with large windows creating a bright and welcoming atmosphere and a private balcony providing additional outdoor space. The modern kitchen is thoughtfully designed with sleek units, quality work surfaces, integrated appliances and boiling water tap and mains water softener installed, seamlessly connecting to the living and dining space. Both bedrooms are well-proportioned and benefit from double fitted wardrobes and the principal bedroom has an elegant ensuite shower room. A further contemporary Villeroy and Boch bathroom suite serves the second bedroom and guests alike.

A standout feature of the apartment is the upgraded Amtico flooring throughout, adding a touch of sophistication while ensuring durability and easy maintenance, upgraded secure fingerprint entry system and upgraded mains water softener. The property is further enhanced by neutral décor, modern fixtures and fittings, and ample storage space. The property also benefits from two gated underground parking spaces.

Residents benefit from secure entry and well-maintained communal areas, while Maidenhead town centre, the Elizabeth Line, local amenities, and excellent road links are all within easy reach. This impressive apartment is ideally suited to professionals, downsizers, or investors seeking a high-quality home in a desirable location.

welcome to

## Apartment 22 Exclusive House

- ESTEEMED EXCLUSIVE HOUSE DEVELOPMENT
- PRIME TOWN CENTRE LOCATION WITHIN WALKING DISTANCE OF MAIDENHEAD STATION (ELIZABETH LINE) AND LOCAL AMENITIES
- TWO GATED UNDERGROUND PARKING SPACES
- PRIVATE BALCONY PROVIDING OUTDOOR SPACE
- SPACIOUS OPEN-PLAN LIVING, DINING AND KITCHEN AREA WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS AND TWO CONTEMPORARY BATHROOMS, INCLUDING EN-SUITE TO PRINCIPAL BEDROOM
- PLENTY OF STORAGE, LIFT ACCESS, UNDERFLOOR HEATING THROUGHOUT
- VILLEROY & BOCH BATHROOM SUITE & EN-SUITE SHOWER ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1394.74

Ground Rent: 402.50

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [rogerplatt.co.uk/Property/MHD124030](https://rogerplatt.co.uk/Property/MHD124030)



Property Ref:  
MHD124030 - 0008

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Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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