



**1 Croxley Rise, Maidenhead SL6 4JF**

**welcome to**  
**1 Croxley Rise, Maidenhead**

A two bedroom ground floor flat situated in this popular cul-de-sac being sold with no onward chain. The property requires refurbishment throughout and has a low lease of 49 years - this has been reflected in the asking price.

The accommodation comprises; entrance hall, living room, kitchen, bathroom and two bedrooms. There is also a garage in a block.

**Disclaimer**

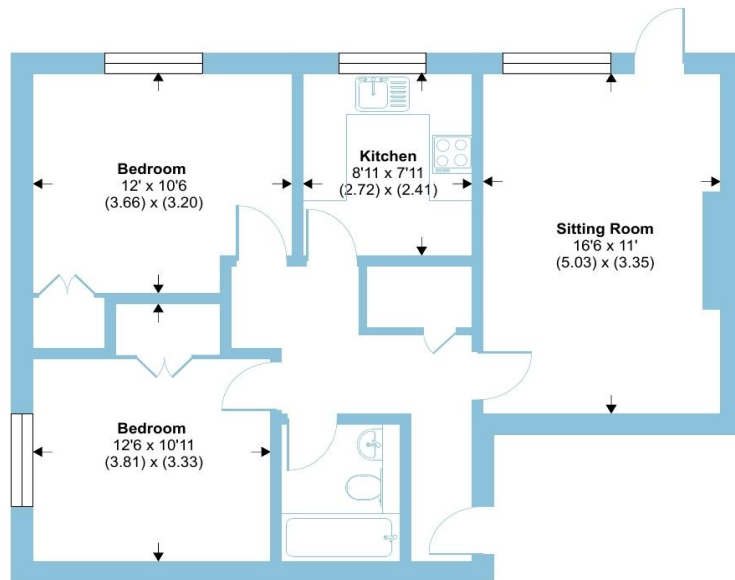
All services/appliances have not and will not be tested.



# Croxley Rise, Maidenhead, SL6

Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1318166

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**welcome to**

## **1 Croxley Rise, Maidenhead**

- GROUND FLOOR FLAT
- TWO BEDROOMS
- PRICED TO SELL
- LOW LEASE
- REQUIRES MODERNISATION
- GARAGE IN BLOCK
- EASY ACCESS TO TOWN CENTRE & STATIONS
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: F

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

**£165,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MHD122755 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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