



Ideally situated on one of Maidenhead's most popular roads is a newly decorated one bedroom apartment which comes to the market with no onward chain complications.

Featuring a well proportioned reception room, a modern kitchen with space for dining, a good size bedroom with built in storage and an en suite bathroom.



Set within a converted period property, this charming apartment benefits from many original features including sash windows and high ceilings

Due to the proximity to the train station and other popular amenities, we feel this property would make an excellent first time buy or investment

Viewings are highly recommended



Property Information

-  RESIDENTS PARKLING
-  CHARACTER FEATURES
-  KITCHEN/DINER
-  WELL PROPORTIONED ROOMS
-  EXTENDED LEASE ON COMPLETION
-  NEWLY DECORATED

					
x1	0	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Leasehold Information

Annual Service Charge is £1760 per annum
Ground Rent is £0

Lease will be extended to 99 years upon completion of the sale

Location

This property is conveniently located within a short walk to the Town Centre. The Railway station is just over 1 mile away - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead Riverside and Ray Mill Island are also close by, offering a good selection of bars and restaurants. The property is well located for access to the M4 and M40 via the A404 making commuting into London and the West Country very easy

Sports And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants.

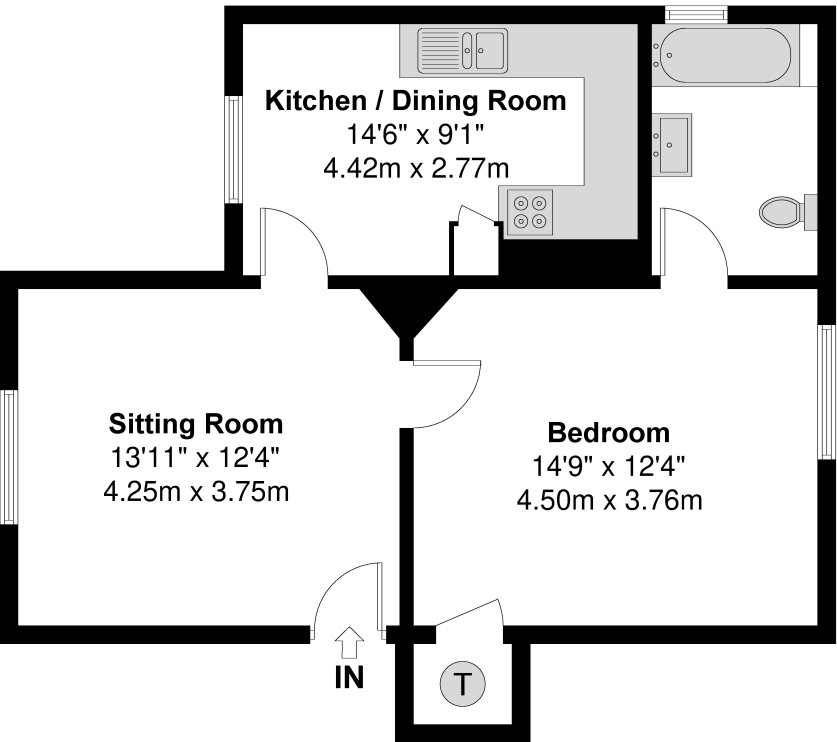
Council Tax

Band C

Floor Plan



Ray Park Avenue
Approximate Floor Area = 53.47 Square meters / 575.55 Square feet



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

