



Flat 4 Flint Lodge, Ray Park Road, Maidenhead SL6 8QR

welcome to

Flat 4 Flint Lodge, Ray Park Road, Maidenhead

A studio apartment located on one of Maidenhead's most sought-after roads just a stone's throw away from the River Thames and within walking distance of Maidenhead town centre and train station/Elizabeth Line. The property comprises: separate kitchen, bathroom, living room with a stud wall creating a bedroom and a balcony. Noteworthy features of the property are ample parking and **NO ONWARD CHAIN**.

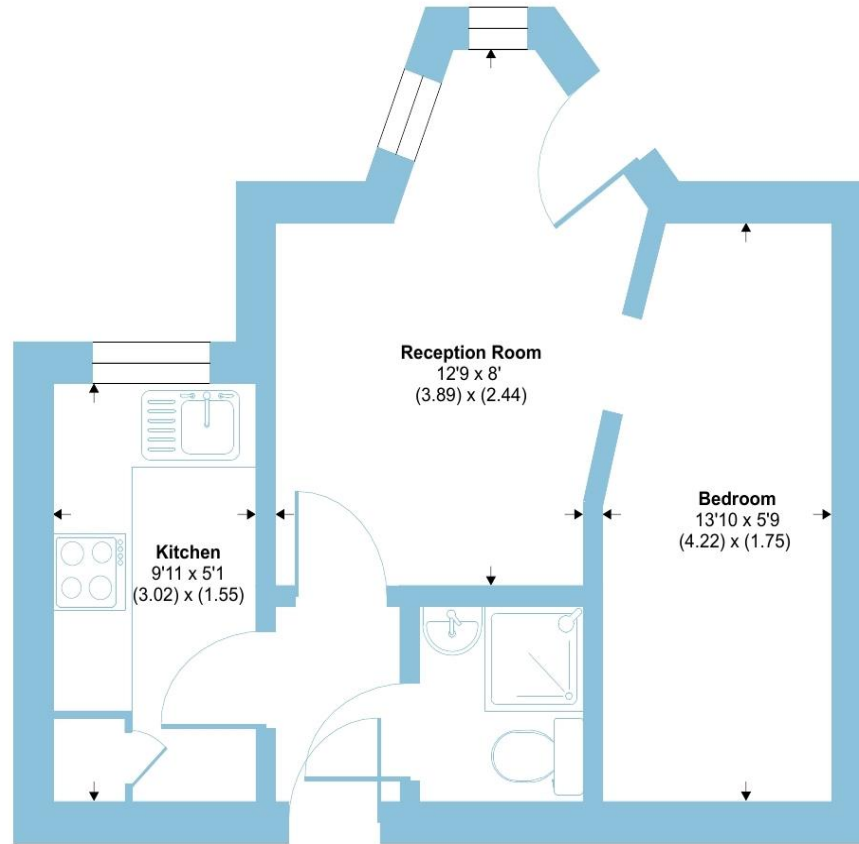




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Approximate Area = 270 sq ft / 25 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 1152685



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Flat 4 Flint Lodge, Ray Park Road

- NO ONWARD CHAIN
- SOUGHT-AFTER ROAD
- STONE'S THROW FROM THE RIVER THAMES
- WALKING DISTANCE OF TOWN & STATION
- SEPARATE KITCHEN
- AMPLE PARKING

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 179 years from 19 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD121593 - 0001

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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