



**3 Crawshays, Ray Mead Road, Maidenhead SL6 8NP**

**welcome to**

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Situated opposite the River Thames in a mature tree lined avenue is this immaculately presented and recently refurbished ground floor period apartment. This beautiful property benefits from a larger than average reception room with French doors opening to views of the river, modern kitchen and an allocated parking space.

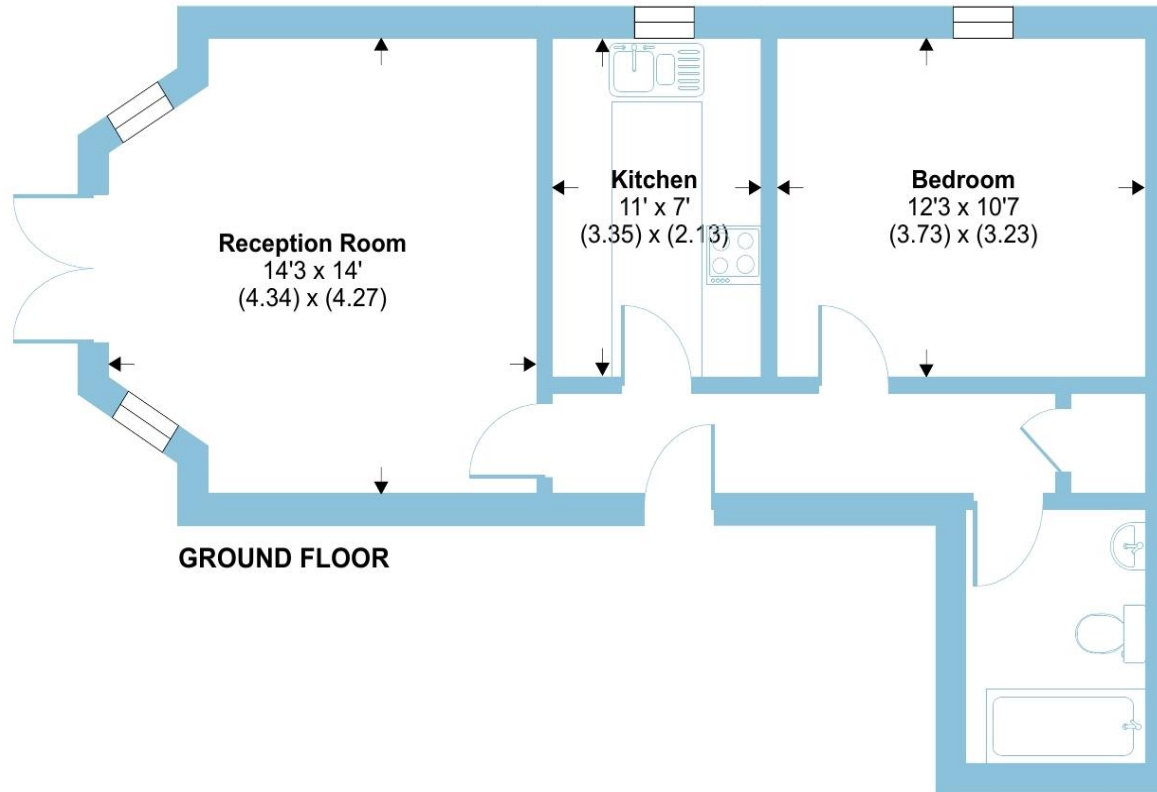




# Ray Mead Road, Maidenhead, SL6

Approximate Area = 530 sq ft / 49.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Barnard Marcus. REF: 1161207



welcome to

## 3 Crawshays, Ray Mead Road, Maidenhead

- IDEAL FIRST PURCHASE OR INVESTMENT
- BEAUTIFUL GROUND FLOOR PERIOD APARTMENT
- RECENTLY REFURBISHED
- IMMACULATELY PRESENTED
- ONE DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- OPPOSITE THE RIVER THAMES
- WITHIN WALKING DISTANCE OF TOWN & STATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 180 years from 24 Jun 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD121611 - 0003

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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