



22 Lancasteria Mews, Boyndon Road, Maidenhead SL6 4SA

welcome to

22 Lancastria Mews, Boyndon Road, Maidenhead

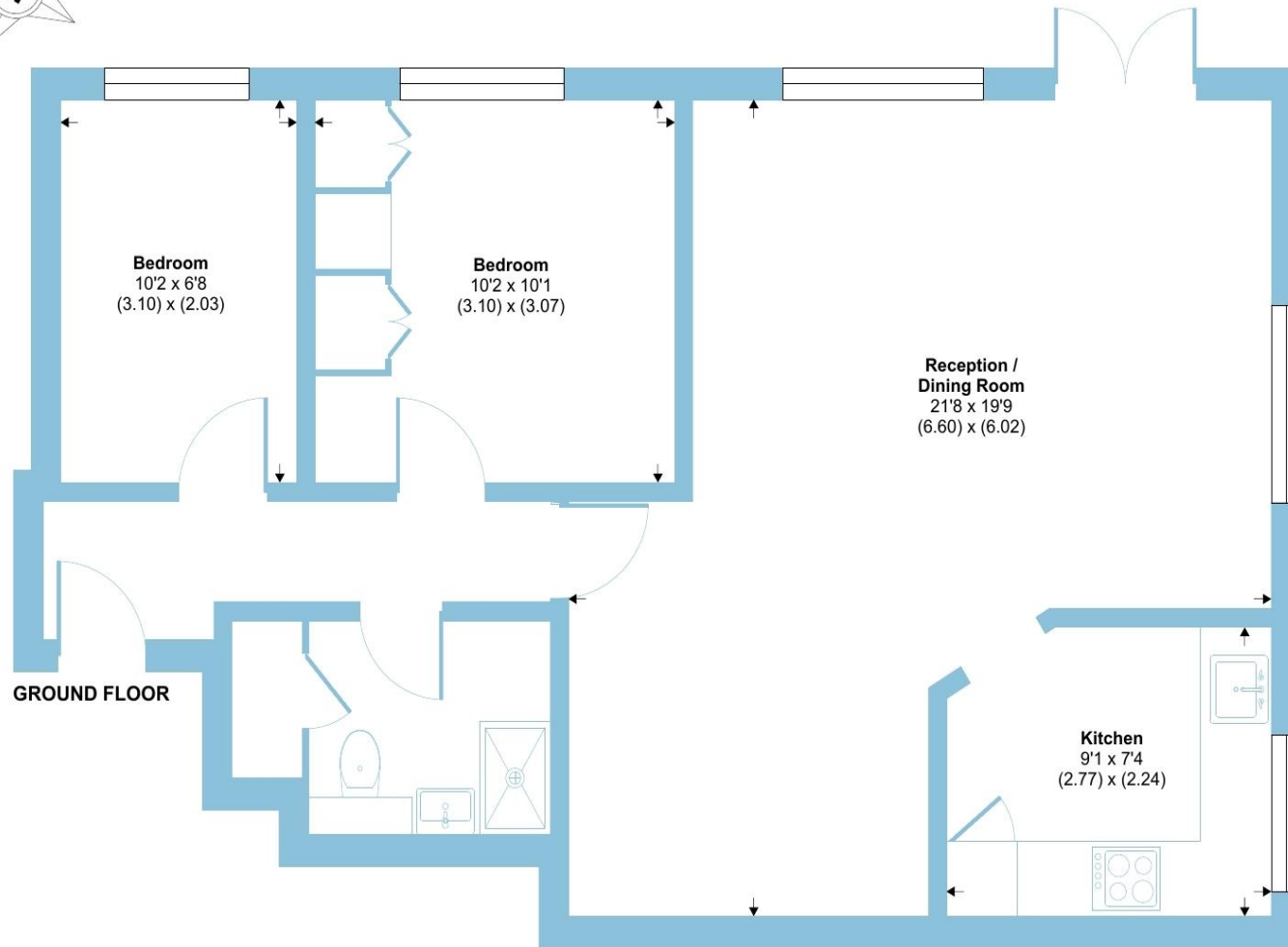
A recently renovated and updated two bedroom ground floor apartment located on one of Maidenhead's most sought-after roads within walking distance of Maidenhead town centre and train station (Elizabeth line). The property comprises: Two bedrooms (one double and one large single), living room, one contemporary white bathroom suite, separate kitchen with all new cupboards, worktops and appliances, washing machine, hob, oven, dishwasher and fridge freezer. Noteworthy features of this apartment are: new flooring throughout, new built-in wardrobes to the main bedroom, new electrics installed, new LED lighting throughout and new Wi-fi controllable heating and a new EICR report, freshly painted with neutral tones throughout, private patio area with direct access from the living room looking over the communal gardens, residential parking and **NO ONWARD CHAIN**.



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Approximate Area = 683 sq ft / 63.4 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). © ncthecom 2024. Produced for Barnard Marcus. REF: 1189418



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22 Lancastris Mews Boyndon Road

- NO ONWARD CHAIN
- RECENTLY RENOVATED & UPDATED
- KITCHEN WITH NEW CUPBOARDS, WORKTOPS & APPLIANCES
- NEW FLOORING THROUGHOUT
- NEW ELECTRICS INSTALLED
- NEW LED LIGHTING THROUGHOUT & NEW WI-FI CONTROLLABLE HEATING
- NEW BUILT-IN WARDROBES TO THE MAIN BEDROOM
- FRESHLY PAINTED WITH NEUTRAL TONES THROUGHOUT
- PRIVATE PATIO AREA
- RESIDENTS PARKING

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD119514 - 0007

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.

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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