



Flat 5 Ray Mill Place, North Dean, Maidenhead SL6 7GN

welcome to

Flat 5 Ray Mill Place, North Dean, Maidenhead

A two bedroom first floor apartment presented in good condition located on a quiet road just 15 minute's walking distance away from Maidenhead town centre and train station/Elizabeth Line. The property comprises: Two double bedrooms with ample storage space, one en-suite, one white bathroom suite, open plan kitchen/diner with well-kept laminate worktops and a living room. The property also boasts a long lease, one parking space and gas central heating. **NO CHAIN**

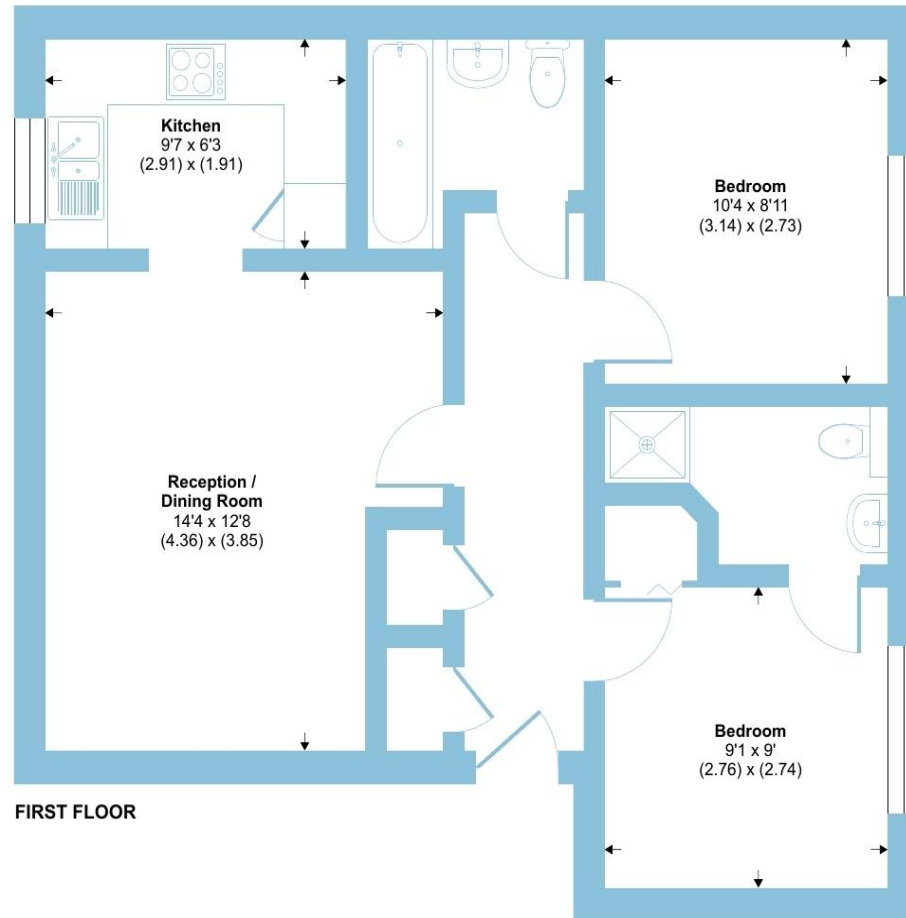




Ray Mill Place, North Dean, Maidenhead, SL6

Approximate Area = 604 sq ft / 56.1 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). © n|checon 2024.
Produced for Barnard Marcus. REF: 1226930



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Flat 5 Ray Mill Place, North Dean

- 15 MINUTES' WALK FROM TOWN & STATION
- PRESENTED IN GOOD ORDER THROUGHOUT
- TWO DOUBLE BEDROOMS
- AMPLE STORAGE SPACE
- EN-SUITE & FAMILY BATHROOM
- OPEN PLAN KITCHEN/DINER
- LONG LEASE, PARKING SPACE
- NO CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1800.00

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122101 - 0006

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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