



Flat 4 Ray Mill Inn, Boulters Lock Island, Maidenhead SL6 8PE

welcome to

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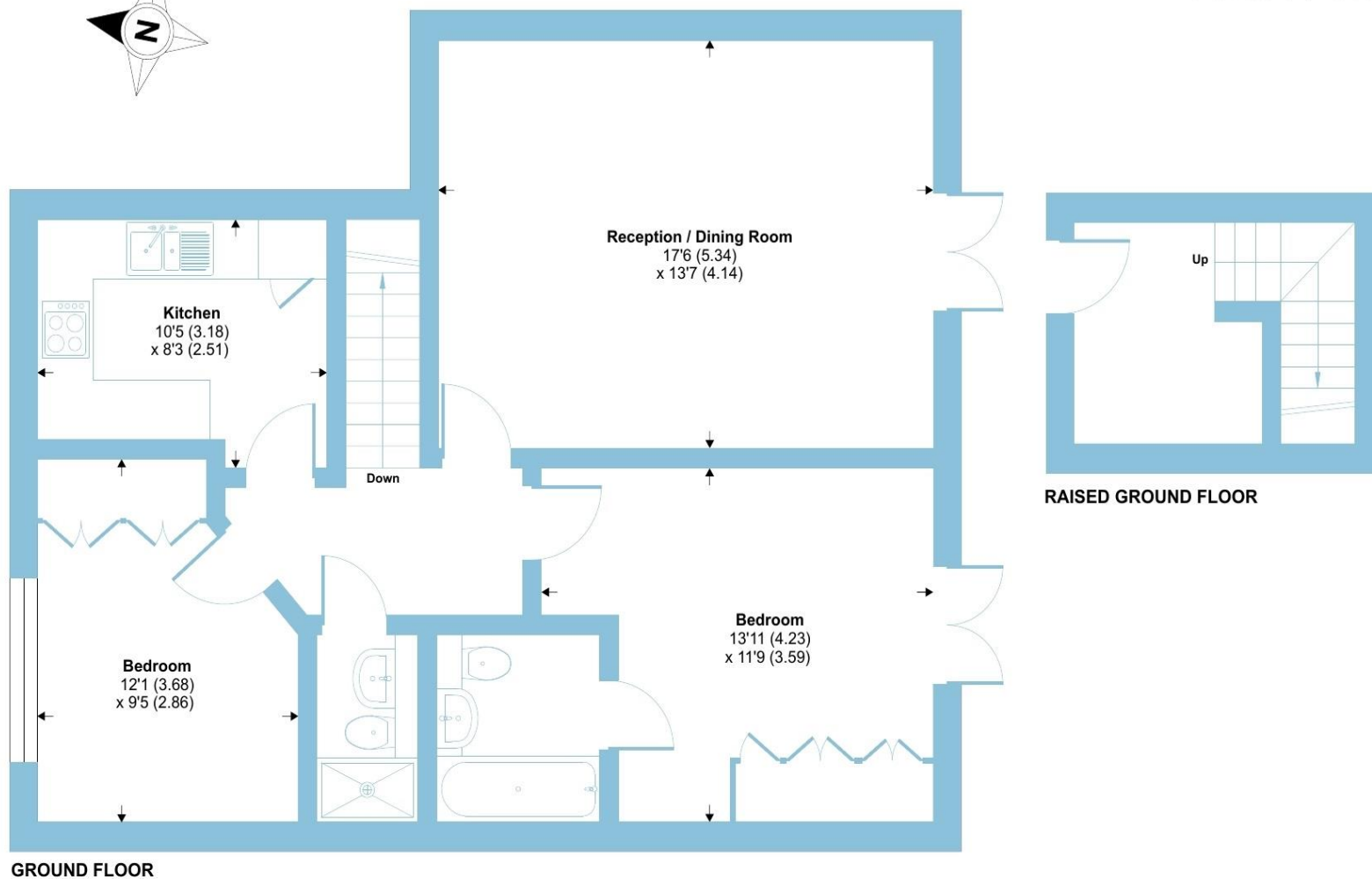
Situated within Boulters Lock is this spacious two double bedroom apartment with a lovely private rear garden and being sold with no onward chain. The property has a spacious living room with doors opening to the lovely private garden. There is a modern fitted kitchen, modern bathroom, main bedroom with fitted wardrobes and access to the garden and a second double bedroom. The property is in good order throughout, has a long lease of 107 years and sits within a popular gated development with ample residents parking and on the popular and historic Boulters Lock Island on the River Thames.



Boulters Lock Island, Maidenhead, SL6

Approximate Area = 839 sq ft / 78 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1353350



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Flat 4 Ray Mill Inn, Boulters Lock Island

- SPACIOUS APARTMENT
- POPULAR BOULTERS LOCK ON RIVER THAMES
- TWO DOUBLE BEDROOMS
- LOVELY PRIVATE REAR GARDEN
- GATED DEVELOPMENT
- LONG LEASE
- EASY ACCESS TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3800.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£495,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122769 - 0002

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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