



Flat 11 Ray Mill Place, North Town Road, Maidenhead SL6 7TN

welcome to

Flat 11 Ray Mill Place, North Town Road, Maidenhead

A first floor two bedroom purpose built maisonette with a private entrance, new flooring and newly fitted kitchen, communal garden, parking, long lease of 108 years and being sold with no onward chain. The private front door gives access to the lobby and there are stairs to the first floor. The light bright accommodation includes an open plan living area incorporating the newly fitted modern kitchen. The principal bedroom has fitted wardrobes and there is a second well-proportioned bedroom and a modern bathroom.

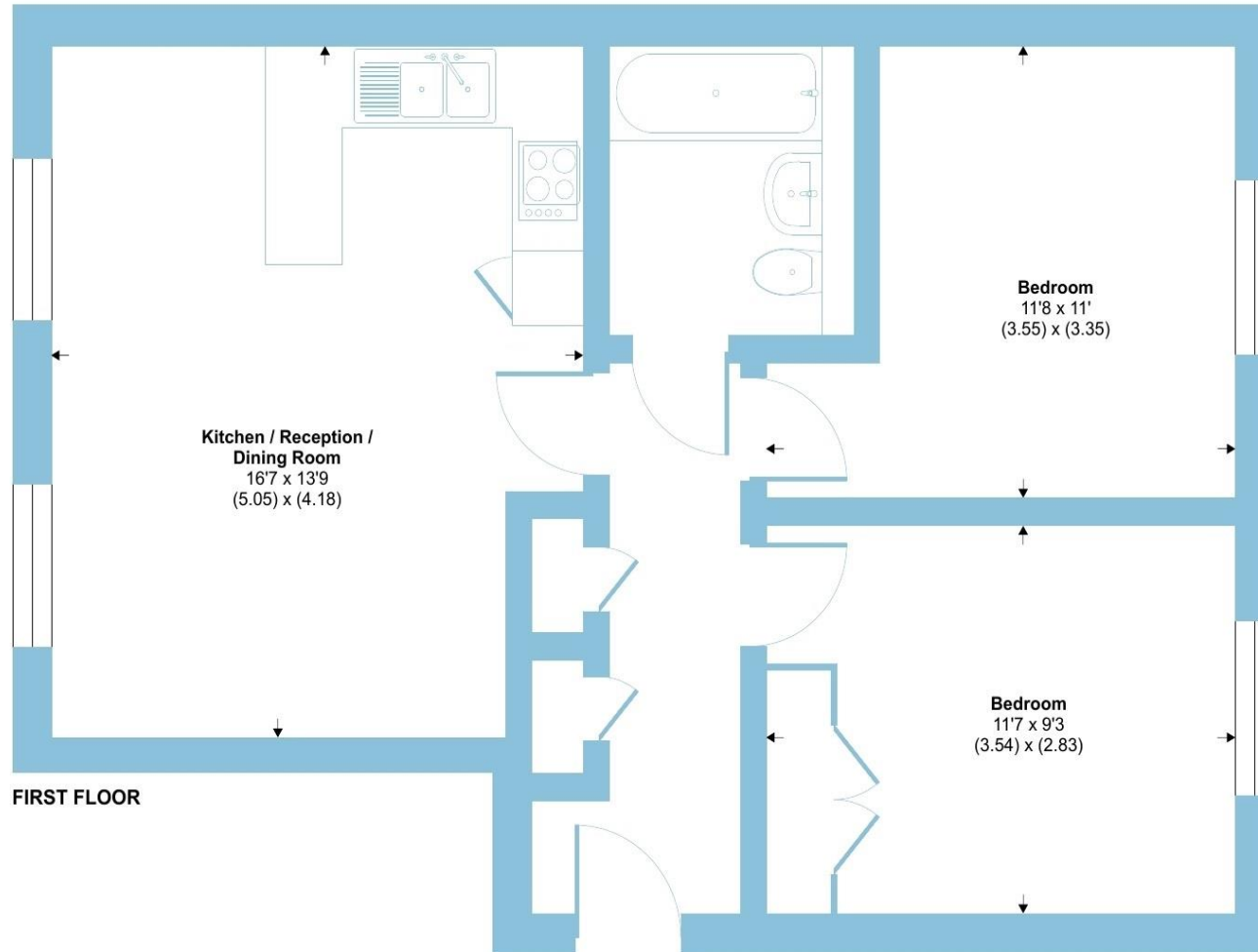




North Town Road, Maidenhead, SL6

Approximate Area = 602 sq ft / 56 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1356586



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Flat 11 Ray Mill Place, North Town Road

- PURPOSE BUILT FIRST FLOOR MAISONETTE
- LONG LEASE OF 108 YEARS
- PARKING, PRIVATE ENTRANCE
- TWO BEDROOMS
- NEW FLOORING & NEWLY FITTED KITCHEN
- POPULAR LOCATION
- CLOSE TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2060.00

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.

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123150 - 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.

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.

roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



**25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB**



rogerplatt.co.uk