



2 Lennox House, Ray Park Avenue, Maidenhead SL6 8DT

welcome to

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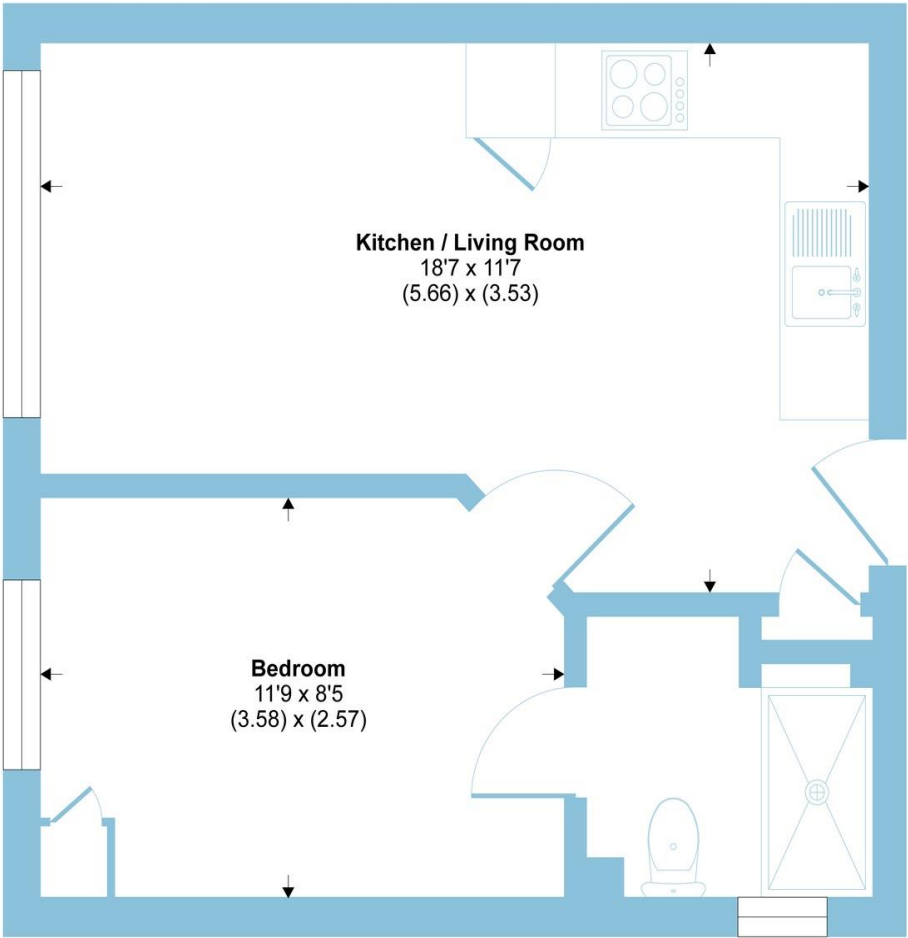
A stylish and well-presented one bedroom ground floor apartment set within a small development, within a few minutes' walk of the River Thames and the attractive Boulders Lock area. The communal area is well maintained and access into the building is via a secured entry-system. This lovely ground floor contemporary apartment has a light, bright living room and open-plan kitchen - fitted with a modern range of units and integrated appliances. There is a good size double bedroom with the modern bathroom being en-suite and to the rear of the property, there is residents parking. Further benefits include double glazing and a long lease. The property is well located on a sought-after tree-lined road and within easy reach of the town centre & station and this lovely apartment has no onward chain.



Ray Park Avenue, Maidenhead, SL6

Approximate Area = 335 sq ft / 31 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Barnard Marcus. REF: 781264



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2 Lennox House, Ray Park Avenue

- NO ONWARD CHAIN
- STYLISH GROUND FLOOR APARTMENT
- SHORT WALK TO BOULTERS LOCK & RIVER
- SOUGHT-AFTER ROAD
- MODERN KITCHEN & BATHROOM
- LONG LEASE
- RESIDENTS' PARKING
- EASY ACCESS TO TOWN CENTRE & STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 894.76

Ground Rent: 240.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123093 - 0001

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