



**24 Lancastria Mews, Boyndon Road, Maidenhead SL6 4SA**



**welcome to**

## **24 Lancastria Mews, Boyndon Road, Maidenhead**

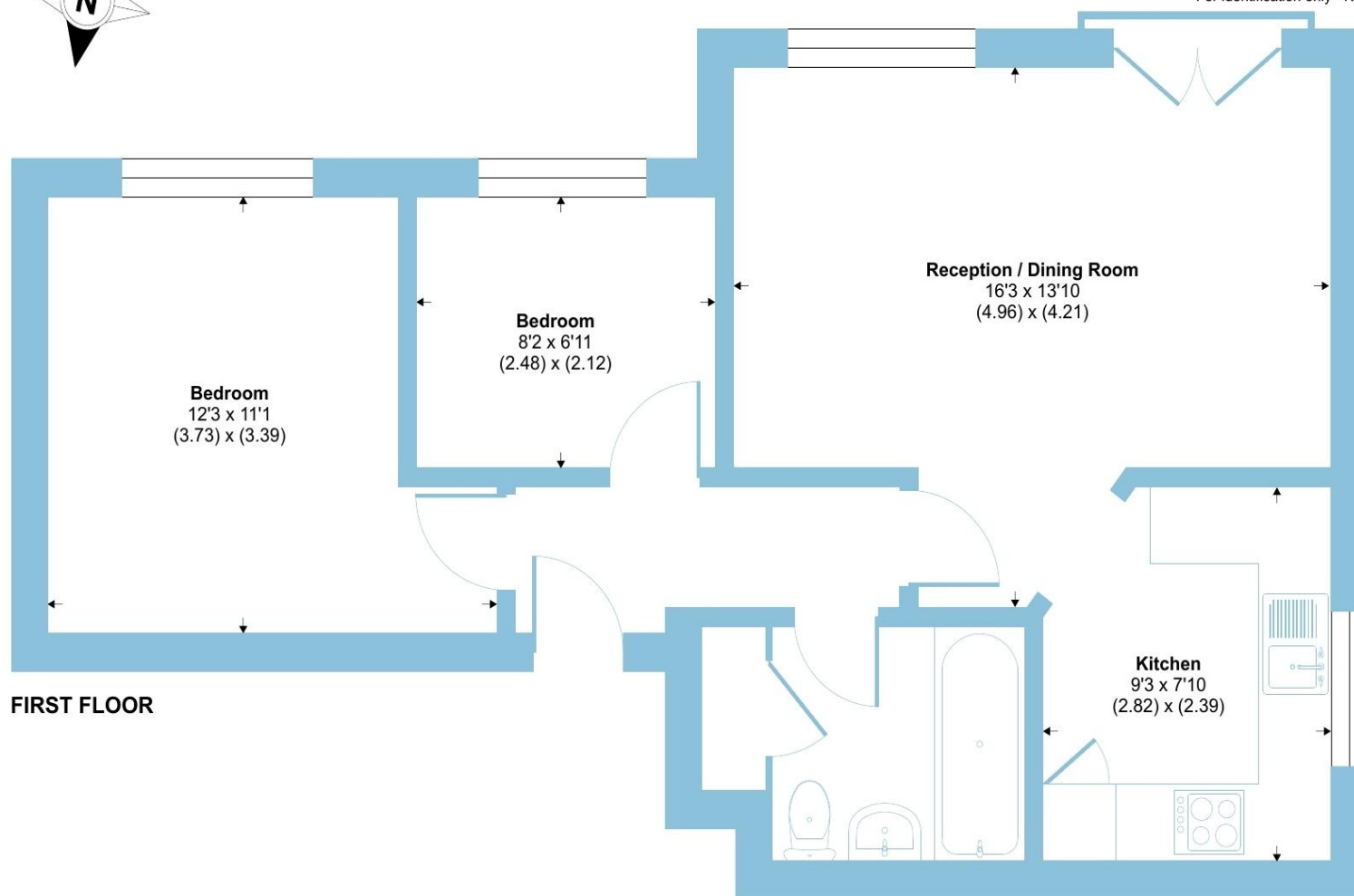
A well presented two bedroom first floor apartment being offered for sale with no onward chain, residents parking, extended lease in excess of 150 years and within easy reach of the town centre & station. There is a secure communal entrance to the building and well kept communal grounds. The accommodation comprises; good size entrance hall with built-in storage cupboards, spacious living room with ample space for a dining table, modern fitted kitchen, double bedroom and a modern bathroom. This property also benefits from having a parking space in the covered area and there is ample additional parking for residents and guests. As a location, Lancastria Mews has always been a popular development, being within easy reach of the town centre & station, as well as a number of well-regarded schools.



# Lancastria Mews, Boyndon Road, Maidenhead, SL6

Approximate Area = 541 sq ft / 50.2 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: 1374157

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## 24 Lancastrina Mews, Boyndon Road

- EXTENDED LEASE IN EXCESS OF 150 YEARS
- FIRST FLOOR PURPOSE BUILT APARTMENT
- ONE DOUBLE BEDROOM & ONE SINGLE
- MODERN KITCHEN & BATHROOM
- EASY ACCESS TO TOWN CENTRE & STATION
- RESIDENTS PARKING
- SOUGHT AFTER DEVELOPMENT
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1446.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease: in excess of 100 years.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £275,000



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Property Ref:  
MHD120445 - 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.



Please note the marker reflects the  
postcode not the actual property

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