



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

welcome to

1 Lennox House, Ray Park Avenue, Maidenhead

A lovely one bedroom ground floor apartment situated in a tree lined avenue, within easy reach of Maidenhead Town Centre and a short walk to the River Thames. This property is finished to a high standard and benefits from a well-fitted kitchen with in-built appliances, double bedroom with fitted wardrobes and a luxury bathroom,

The property has a long lease in excess of 240 years and is being sold with **NO ONWARD CHAIN**.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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1 Lennox House, Ray Park Avenue

- STYLISH APARTMENT
- ONE BEDROOM
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- RESIDENTS' PARKING
- CLOSE TO TOWN CENTRE
- EASY REACH OF STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 888.00

Ground Rent: 195.00

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.

£210,000



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Property Ref:
MHD122535 - 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.

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roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



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



rogerplatt.co.uk

Please note the marker reflects the
postcode not the actual property