



CRAWSHAYS, RAY MEAD ROAD
PRICE: £315,000 LEASEHOLD

am ANDREW
MILSON

**FLAT 4 CRAWSHAYS
RAY MEAD ROAD
MAIDENHEAD
SL6 8NP**

PRICE: £315,000 LEASEHOLD

Immaculately presented and ideal for a lock up and leave is this one bedroom, first floor flat with balcony overlooking the River Thames.

**IMMACULATE CONDITION: VIEWS
OVERLOOKING THE RIVER: STRAIGHT
MOVE IN POTENTIAL: LONG LEASE: ONE
BEDROOM: NEWLY FITTED KITCHEN AND
SHOWERROOM: BALCONY: HIGH
CEILINGS THROUGHOUT: GAS CENTRAL
HEATING: ALLOCATED PARKING:
COMMUNAL GARDEN:**

TO BE SOLD: This Tudor style converted apartment was built in 1890 and completely renovated and redecorated in 2020. Situated in the sought-after river area of Maidenhead, this property offers fantastic views across the river Thames from the balcony. The property benefits from recently quality fitted kitchen/living room and shower room. The bedroom is of a good size. Flat 4 enjoys a lease of some 156 years remaining and low maintenance charges. There is allocated parking to the front and a communal garden. The nearby town centre of Maidenhead provides further amenities for shopping, schooling and sports. For the commuter, the mainline station at Maidenhead will provide fast access to London via Crossrail and the M4 and M40 motorways are easily accessible.

The accommodation in further detail comprises the following:

COMMUNAL ENTRANCE LOBBY Operated by a telecom system. Flat 4 can then be found on the first floor



KITCHEN recently refitted to a high standard offering stylish light grey coloured units comprising cupboards and drawers, AEG induction hob, NEFF extractor fan, integrated fridge freezer, oven, dishwasher, and wine cooler. The kitchen was opened up by the current owner enabling views from the kitchen island, out to the river.



LIVING AREA with double doors leading out to the balcony and overlooking the river, newly laid carpet, tv aerial point, entry phone system, double doors to:-



BALCONY East facing balcony overlooking the river Thames.

Directions: From Maidenhead town centre proceed east along Bath Road and turn left at the bridge roundabout. Crawshays can be found a short distance down on the left hand side.

HALL space for coats, and a shoe rack leading to



SHOWER ROOM newly fitted to a high standard this shower room comprises large shower with waterfall showerhead, subway tiles, wc, sink with drawer under, mirrored vanity cupboard, heated towel rail.



BEDROOM Large double bedroom with sash windows to rear, newly fitted carpet, radiator

OUTSIDE To the front of the property there is a gravel drive with an allocated spot for one car and one visitor's space.



COMMUNAL GARDENS To the back of the property is a beautifully presented, west facing communal garden.



LEASEHOLD Term 167 years from 11/10/2013

MAINTENANCE FEE £100 per month

EPC: D COUNCIL TAX BAND: C

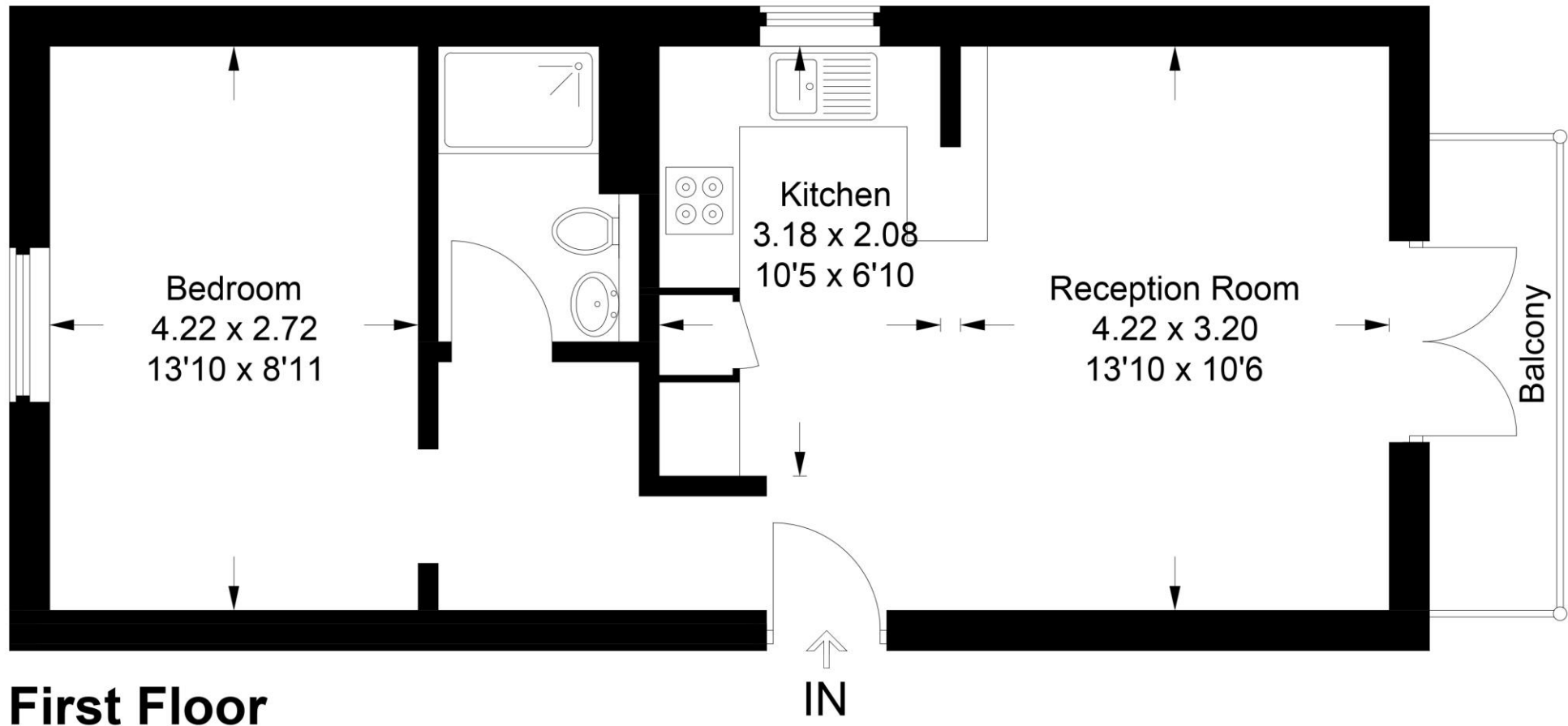
VIEWING: To avoid disappointment, please arrange to view with our **Cookham office on 01628 531 222**. We shall be pleased to accompany you upon your inspection.

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 will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area
41.8 sq m / 451 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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