

157, Boyn Valley Road

Maidenhead • • SL6 4GB
Offers In Excess Of: £350,000



coopers
est 1986

157, Boyn Valley Road

M Maidenhead • • SL6 4GB

A modern two bedroom first floor apartment located on Boyn Valley Road, within walking distance of Maidenhead station and the Elizabeth Line, as well as local amenities, parks and well regarded schools. The property offers a spacious open plan kitchen, dining and living room, with access to two private balconies from the living room and second bedroom. There are two bedrooms, including a main bedroom with an en-suite shower room, in addition to a family bathroom. Outside, the property benefits from an allocated parking space.

No chain

Built in 2022

Open plan living

Private balcony with two access points

En-suite & family bathroom

Two bedrooms

An allocated parking space

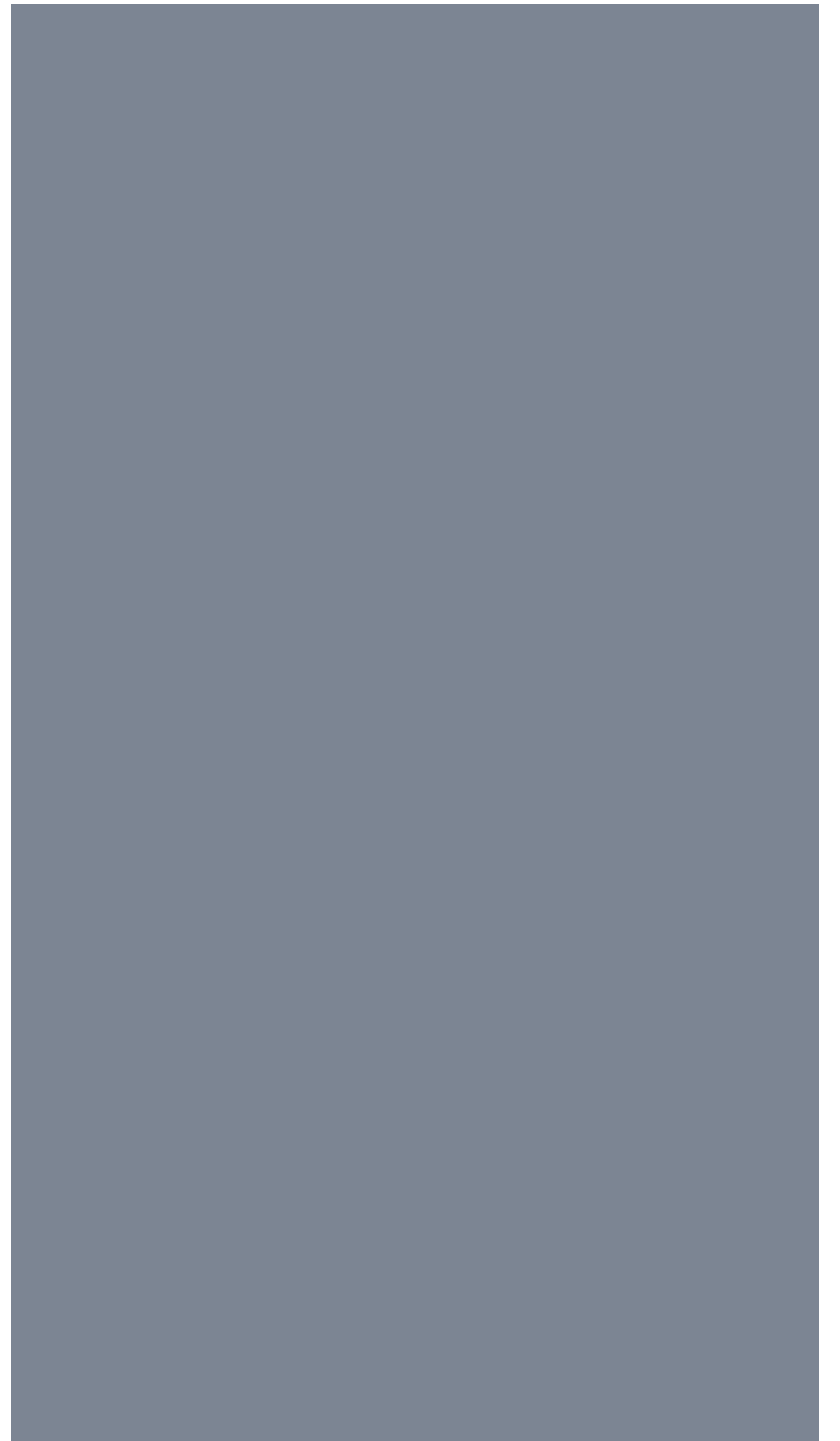
Modern complex

Within walking distance to Elizabeth Line

Local amenities nearby

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







Schools:



Train:



Car:

M4, A40, M25, M40



Council Tax Band:

D

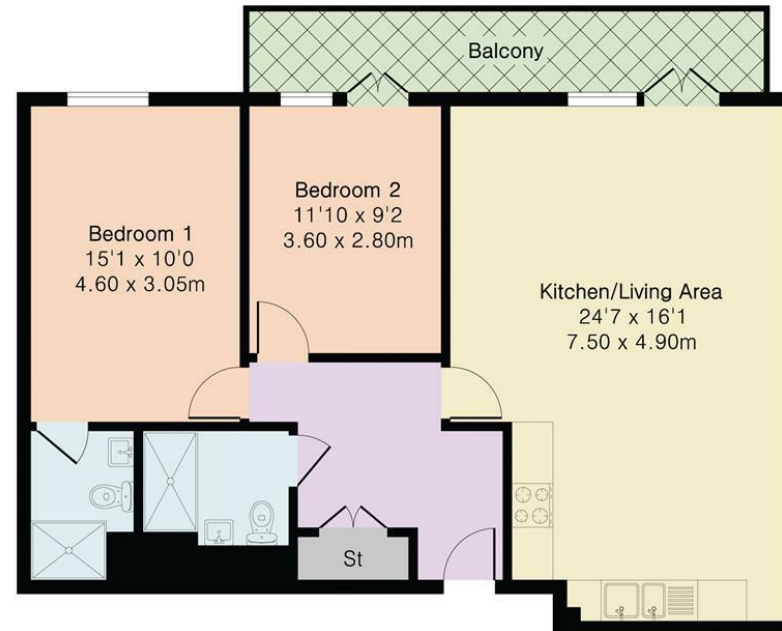
(Distances are straight line measurements from centre of postcode)



Boyn Valley Road, Maidenhead, SL6

Main House Area = 838 sq ft / 77.8 sq m

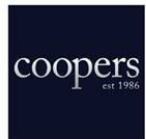
For Identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



coopers est 1986

01628 232 550

42 Queen Street, Maidenhead,
SL6 1HZ

maidenhead@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	78	78
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales
EPC Directorate
2022/01/18

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.