



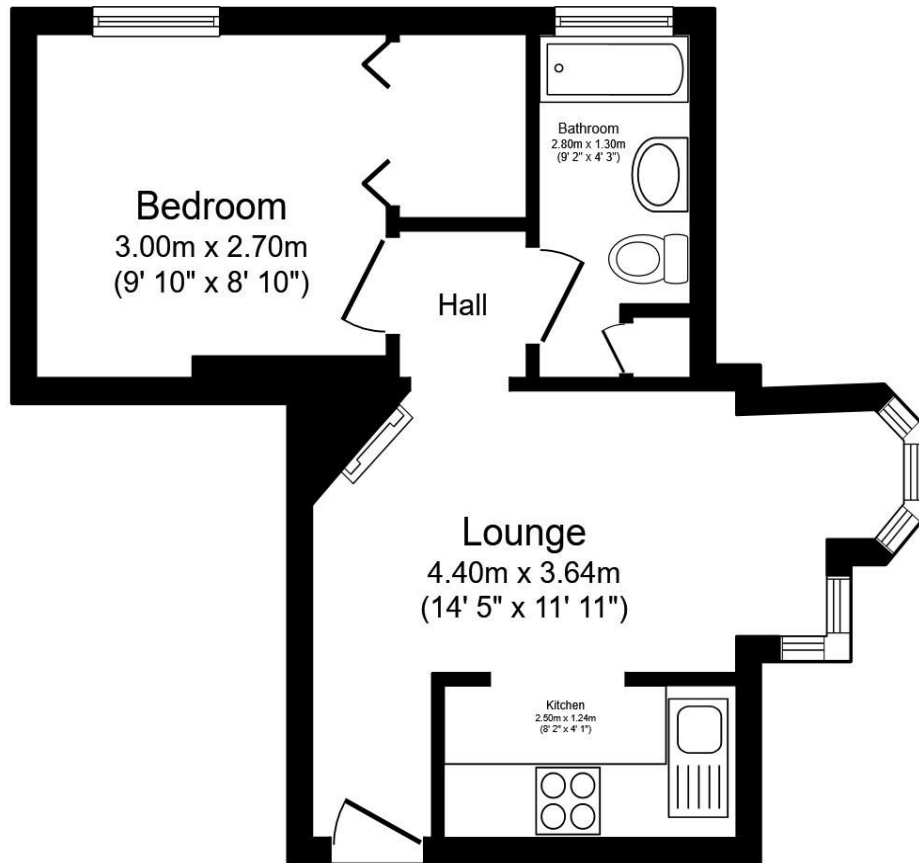
Flat 7, 17 Ray Park Avenue, Maidenhead SL6 8DP

welcome to

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Set within a charming character building on the riverside of Maidenhead, this well-presented ground floor one-bedroom apartment offers comfortable and convenient living in an attractive setting. The property benefits from a lease extension to be completed upon sale, increasing the term by 90 years and reducing the ground rent to nil.





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The property is accessed via a secure communal entrance and benefits from residents' parking located to the front of the building. Inside, the apartment features a bright and welcoming open-plan living arrangement, combining a sitting room with a fitted kitchen area. The double bedroom is of a good size and enjoys a pleasant outlook, while the bathroom is neatly appointed.

With its characterful surroundings, practical layout and sought-after riverside location, this apartment is well suited to professionals or those seeking a peaceful yet well-connected home close to Maidenhead town centre and transport links. Furthermore, the seller will be extending the lease upon completion and there is no onward chain.

Total floor area 37 sq.m. (398 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Flat 7, 17 Ray Park Avenue, Maidenhead

- GROUND FLOOR APARTMENT
- LOVELY CHARACTER BUILDING
- RIVERSIDE OF TOWN
- LEASE EXTENSION UPON COMPLETION
- ONE BEDROOM
- RESIDENTS PARKING
- EASY ACCESS TO TOWN CENTRE & STATION
- NO CHAIN

Tenure: Leasehold 99 years from 1 January 2025. Lease to be extended by a further 90 years upon completion (approx 189 years total)

EPC Rating: D Council Tax Band: C

Service Charge: 1764.00

Current ground rent £780.28 per annum, which will reduce to a peppercorn (nil) following the lease extension upon completion

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123681 - 0002

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