



£249,950
Boulters Court
Maidenhead, SL6 8TU

PROPERTY SUMMARY

Nestled in the desirable River Area of Maidenhead, this charming one-bedroom first-floor apartment presents an excellent opportunity for both first-time buyers and investors alike. Located near the picturesque Boulders Lock, the property boasts a welcoming open plan kitchen and living room, which seamlessly flows onto a private balcony, perfect for enjoying a morning coffee or evening relaxation.

The apartment features a spacious double bedroom, providing a comfortable retreat, along with a well-appointed bathroom that caters to all your needs. Additionally, the property benefits from a designated parking space within a gated car park, ensuring peace of mind for residents.

Offered to the market with no chain, this delightful apartment is ready for you to move in and make it your own. Whether you are looking for a cosy home or a buy-to-let investment, this property is sure to impress. Don't miss the chance to own a piece of this sought-after location in Maidenhead.

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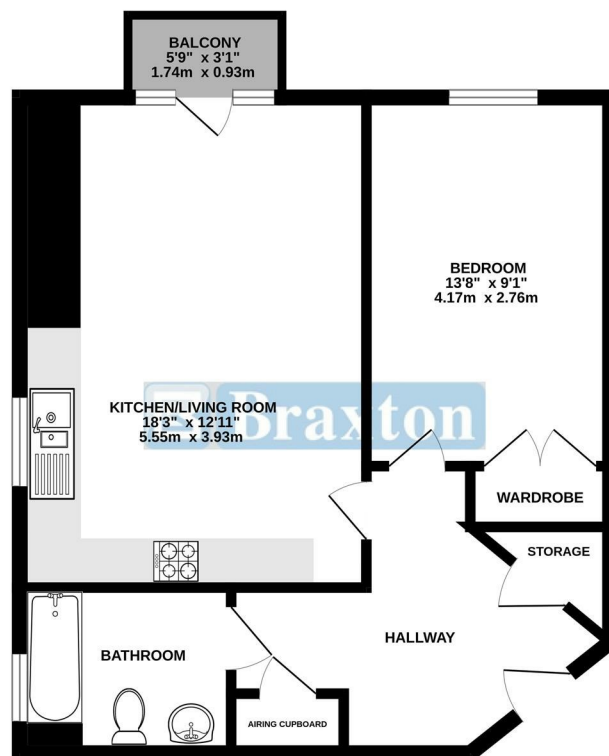


- 1st floor apartment
- Open-plan kitchen/living
- Double bedroom
- Bathroom
- Balcony access
- Gated parking space
- No chain sale
- Sought-after River Area
- Close to Boulders Lock
- Lease Remaining - 103 Years, Gr Rent £250 pa, Service Charge £1053.04 PA





FIRST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
TENURE
Leasehold
EPC RATING
B
COUNCIL TAX BAND
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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