

# Boyn Valley Road

Maidenhead • • SL6 4GB

PCM: £1,800 PCM



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Built in 2022, this modern two bedroom, two bathroom first floor apartment is ideally situated on Boyn Valley Road, within walking distance of Maidenheads' Elizabeth Line station.

The property benefits from a spacious open plan kitchen, living and dining area, along with two private balconies accessed from both the living room and second bedroom. The principal bedroom features a private ensuite, while the apartment also offers ample storage space and integrated appliances throughout.

Offered unfurnished and available immediately, the property further benefits from one allocated parking space.

First floor apartment

Available now

Two generous bedrooms

Large balcony area

Ample storage

Secure phone entry system

Spacious apartment

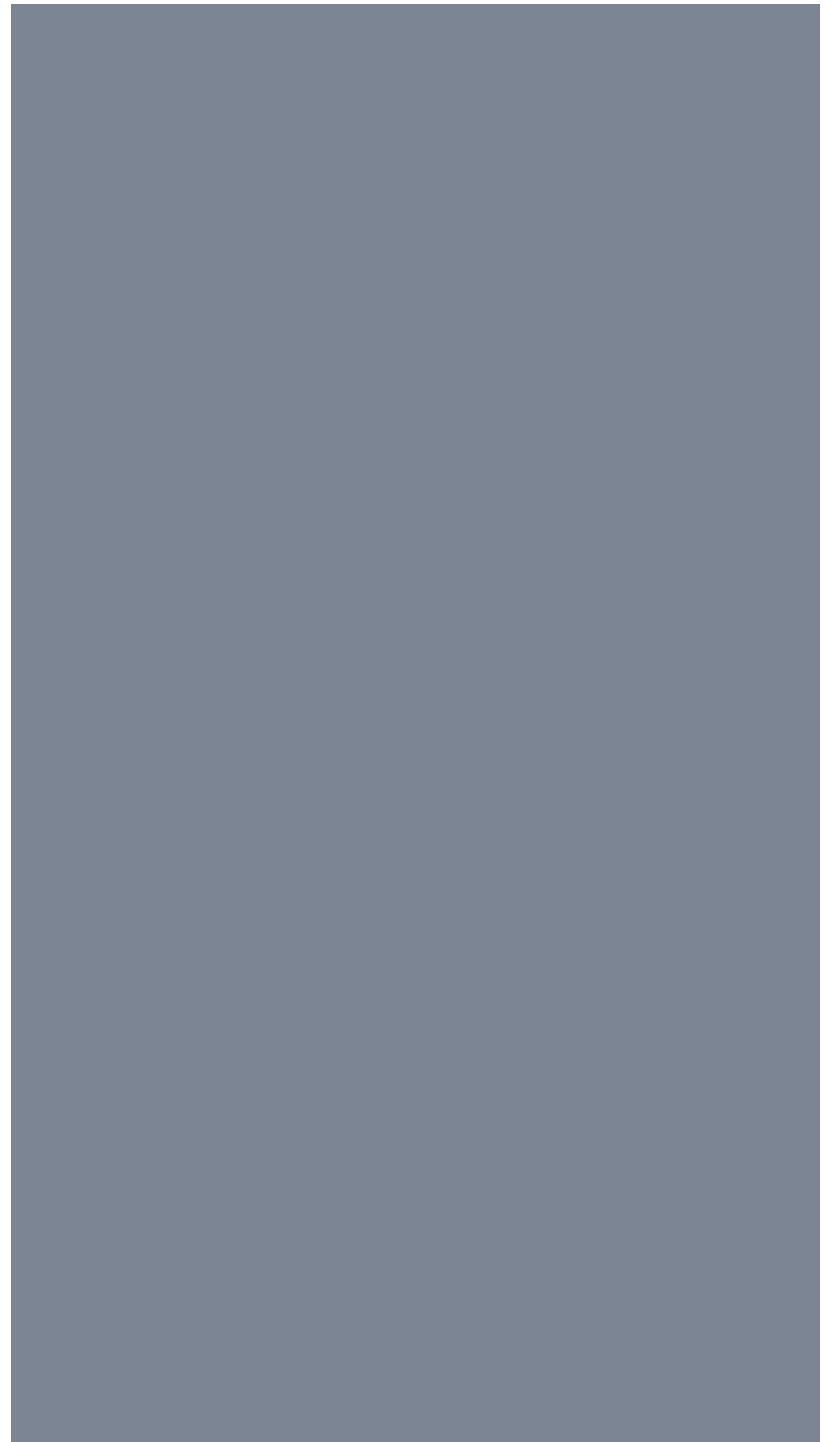
Allocated parking

Walking distance Elizabeth line

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:

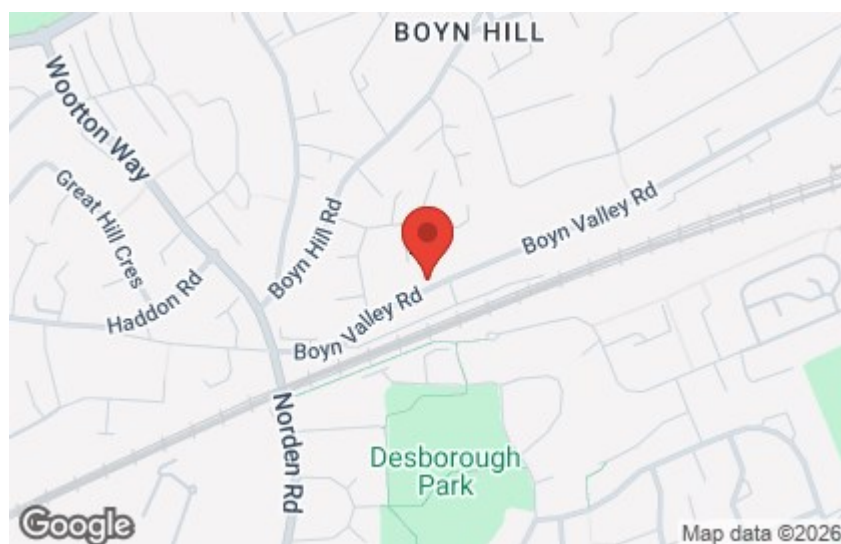
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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, SL6 1HZ**

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**CoopersResidential.co.uk**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| Low energy A                                |         |           |
| Low energy B                                |         |           |
| Medium energy C                             |         |           |
| Medium energy D                             |         |           |
| Medium energy E                             |         |           |
| Medium energy F                             |         |           |
| High energy G                               |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 78      | 78        |
| EPC Directive 2002/91/EC                    |         |           |

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.