





2 Rayfield, Ray Park Avenue, Maidenhead SL6 8DL

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welcome to

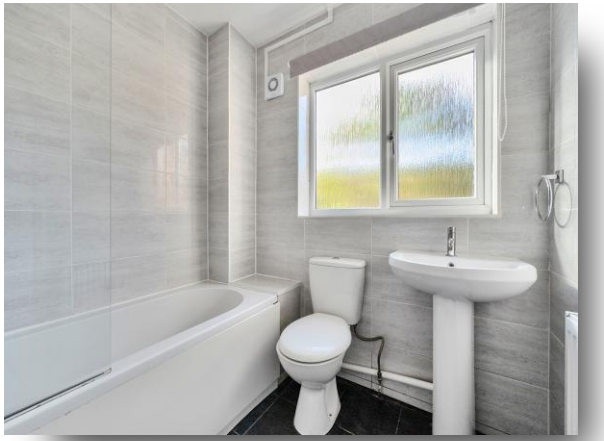
2 Rayfield, Ray Park Avenue, Maidenhead

A beautifully presented one-bedroom ground floor apartment, ideally situated in the highly sought-after Riverside area of Maidenhead. Garage, private front and rear gardens, share of freehold and long lease, NO CHAIN.







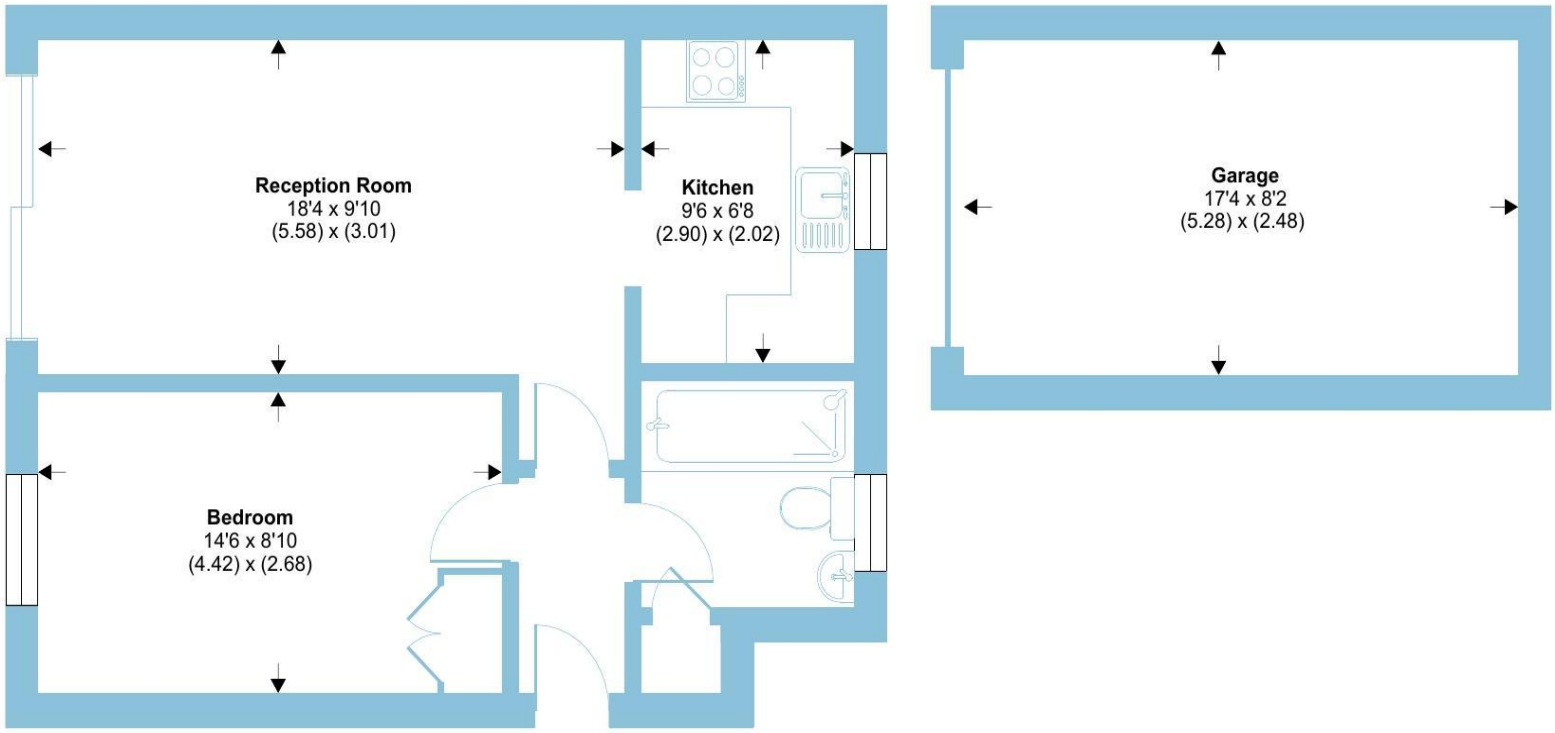






Ray Park Avenue, Maidenhead, SL6

Approximate Area = 478 sq ft / 44.4 sq m
Garage = 171 sq ft / 15.8 sq m
Total = 649 sq ft / 60.2 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Barnard Marcus. REF: 1539970

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Offered in excellent condition throughout, this attractive home benefits from stylish flooring and a bright, spacious layout, making it an ideal first-time purchase, investment opportunity, or downsizing option.

The generous 18ft living room provides an excellent space for both relaxing and entertaining, with doors opening directly onto the private rear garden, creating a seamless connection between indoor and outdoor living. The modern fitted kitchen is well-appointed with a range of contemporary units and ample workspace, while the good-sized double bedroom features a built-in double wardrobe, providing excellent storage. Completing the accommodation is a modern bathroom finished to a high standard.

Further benefits include a share of freehold, a long lease, private front and rear gardens, including the trees, shrubs and hedges in the front garden, and a garage, adding both convenience and long-term value.

The location is particularly appealing, being on Maidenhead's desirable Riverside side of town, within easy reach of the picturesque River Thames, Boulters Lock, and scenic riverside walks. Maidenhead town centre and mainline railway station, offering excellent links to London via the Elizabeth Line and direct services, are approximately 1.8 miles away.

An excellent opportunity to acquire a charming home in one of Maidenhead's most desirable residential settings.

welcome to

2 Rayfield, Ray Park Avenue

- LOVELY GROUND FLOOR APARTMENT
- SHARE OF FREEHOLD
- PRIVATE FRONT & REAR GARDENS
- GARAGE
- EXCELLENT CONDITION THROUGHOUT
- RIVERSIDE - EASY ACCESS TO BOULTERS LOCK
- 1.8 MILES FROM TOWN CENTRE & STATION
- NO CHAIN

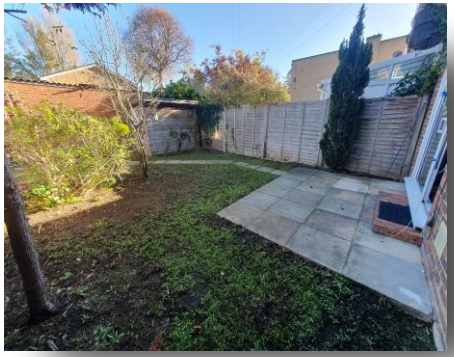
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 600.00
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£269,000













Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MHD124454 - 0004

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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