



Apartment 40 Boulters Point, 99 Boyn Valley Road, Maidenhead SL6 4FU

welcome to

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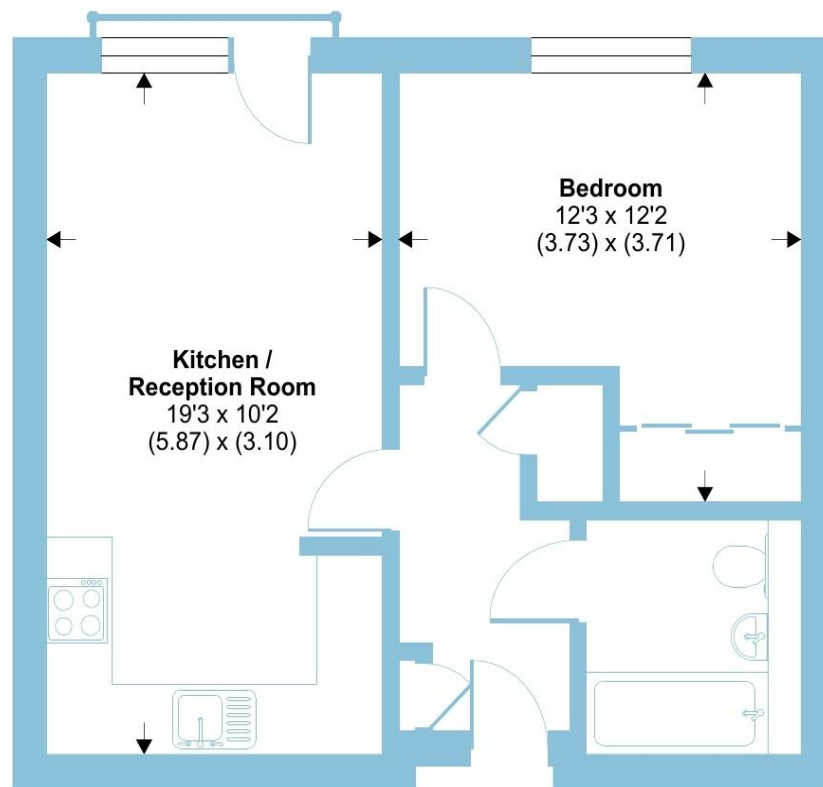
A modern one bedroom apartment under a mile from Maidenhead Station/Elizabeth Line. With spacious accommodation and with a high specification finish throughout this property would be an ideal first home. Shared ownership available.



Boyn Valley Road, Maidenhead, SL6

Approximate Area = 437 sq ft / 40.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1341208



welcome to

Apartment 40 Boulters Point

- SHARED OWNERSHIP AVAILABLE
- MODERN ONE BEDROOM APARTMENT
- UNDER A MILE FROM MAIDENHEAD STATION/ELIZABETH LINE
- SPACIOUS ACCOMMODATION
- HIGH SPECIFICATION FINISH THROUGHOUT
- IDEAL FIRST PURCHASE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 214.42

Ground Rent: 214.41

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD122947



Property Ref:
MHD122947 - 0003

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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