



Flat 2 Ray House, Ray Park Road, Maidenhead SL6 8QX

welcome to

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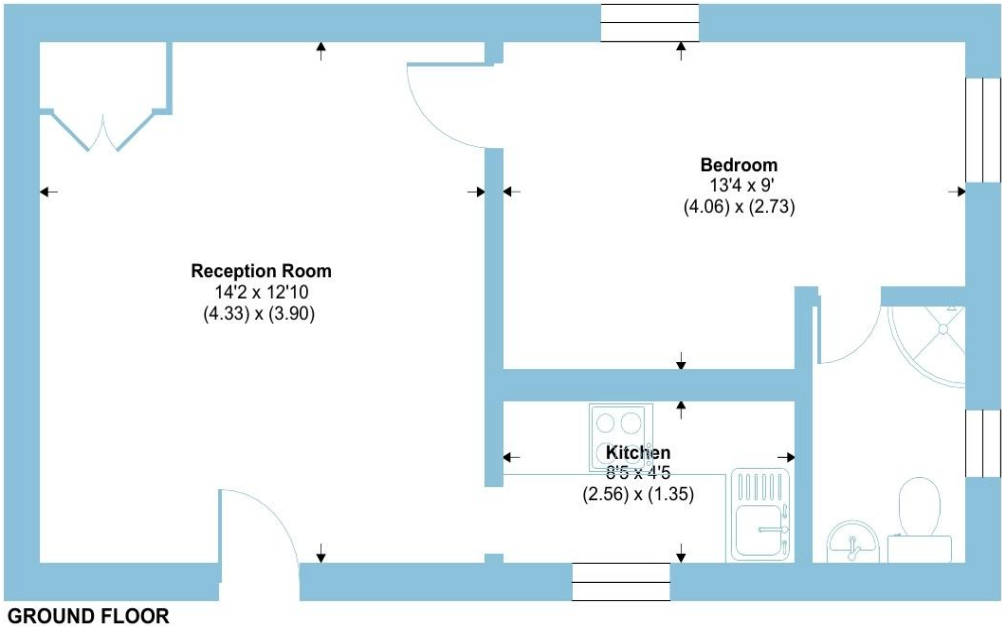
A charming ground floor apartment in this fine Victorian building, particularly well situated between Maidenhead town and the River Thames, benefiting from a beautiful living room with high ceilings and large picture window, flooding it with light, parking and communal grounds, long lease, zero ground rent and service charge of £85.00 per month.



Ray Park Road, Maidenhead, SL6

Approximate Area = 376 sq ft / 35 sq m

For identification only - Not to scale



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Flat 2 Ray House, Ray Park Road

- WELL SITUATED BETWEEN TOWN & RIVER
- CHARMING GROUND FLOOR APARTMENT
- BEAUTIFUL LIVING ROOM WITH HIGH CEILINGS
- COMMUNAL GROUNDS
- PARKING
- LONG LEASE
- ZERO GROUND RENT
- SERVICE CHARGE OF £85 PER MONTH

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1020.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 165 years from 10 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122647 - 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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