





**Apartment 32 Hythe Lodge, 157 Boyn Valley Road, Maidenhead SL6 4GB**

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***welcome to***

**Apartment 32 Hythe Lodge, 157 Boyn Valley Road, Maidenhead**

Presented in excellent condition throughout, this superb one bedroom second floor apartment offers stylish and low-maintenance living within a well-maintained development.









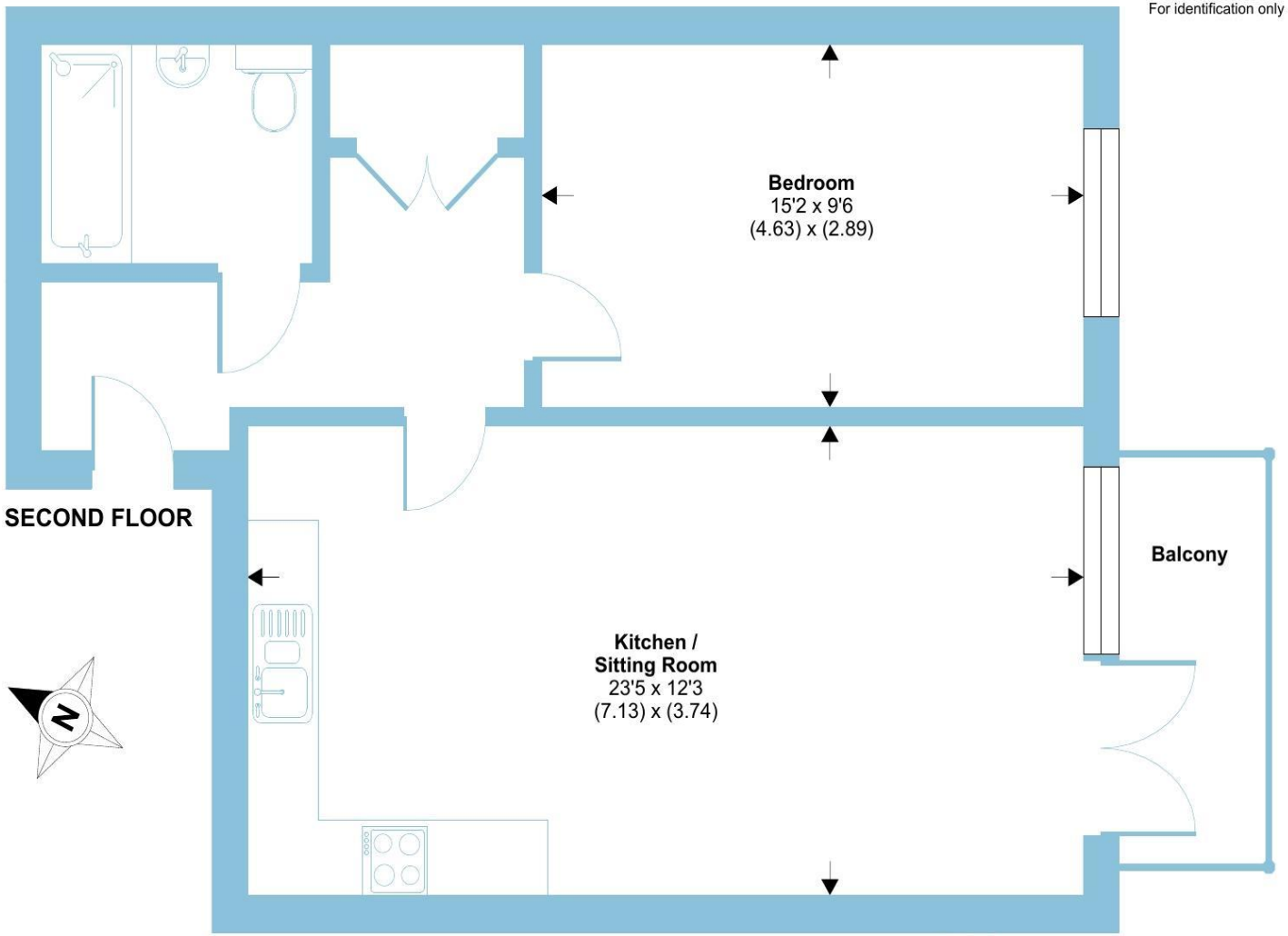




# Boyn Valley Road, Maidenhead, SL6

Approximate Area = 599 sq ft / 55.7 sq m

For identification only - Not to scale




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: 1539203

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Accessed via a secure communal entrance with lift to all floors, the property is ideally suited to first-time buyers, downsizers and investors alike.

The welcoming entrance hall benefits from built-in storage cupboards, providing practical space for everyday essentials. The bright and spacious open-plan living area incorporates a modern kitchen fitted with a range of units and selected integrated appliances, creating an ideal environment for both relaxing and entertaining. A private balcony, accessed directly from the living room, provides an attractive outdoor space to enjoy throughout the year. The bedroom is generously sized and features built-in wardrobes, while the contemporary bathroom is finished to a modern standard.

Further benefits include allocated parking and a long lease in excess of 240 years, offering peace of mind for years to come.

Conveniently located approximately 0.8 miles from the town centre and railway station, the property enjoys easy access to a wide range of shops, restaurants, leisure facilities and excellent transport links, making it an outstanding choice for commuters and local residents alike.

*welcome to*

# 32 Hythe Lodge, 157 Boyn Valley Road

- STYLISH ONE BEDROOM APARTMENT
- SECOND FLOOR WITH LIFT ACCESS
- LIVING ROOM WITH BALCONY
- EXCELLENT CONDITION THROUGHOUT
- LONG LEASE IN EXCESS OF 200 YEARS
- MODERN FITTED KITCHEN & BATHROOM
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE & STATION

Tenure: Leasehold EPC Rating: C
Council Tax Band: C  Service Charge: 1956.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Dec 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £275,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MHD124420 - 0002

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