



**Flat 5 Avonmoore, Ray Park Road, Maidenhead SL6 8QX**

welcome to

## Flat 5 Avonmoore, Ray Park Road

- SHARE OF FREEHOLD
- OVER 900 YEAR LEASE
- CHARMING GROUND FLOOR APARTMENT
- ONE BEDROOM WITH EN-SUITE BATHROOM
- RESIDENTS PARKING
- BEAUTIFUL COMMUNAL GARDEN
- CONVENIENTLY SITUATED BETWEEN TOWN & RIVER
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1620.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



check out more properties at [rogerplatt.co.uk](https://rogerplatt.co.uk)



Property Ref:

MHD123593 - 0005

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.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

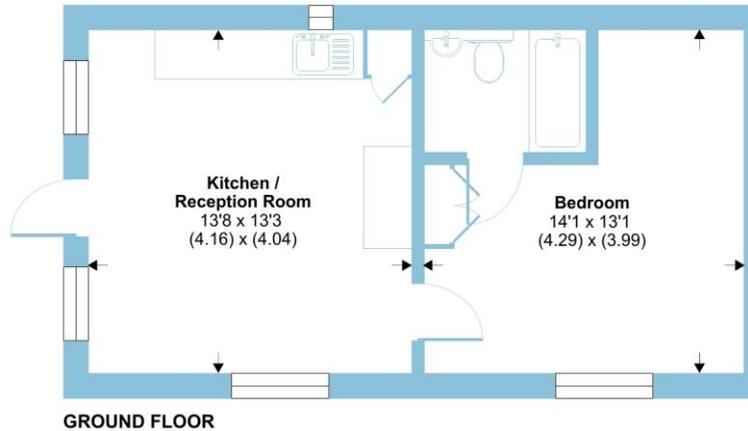
A delightful one bedroom ground floor apartment located betwix the town centre and riverside areas of Maidenhead. Offered in good order throughout with the benefit of allocated parking and being SHARE OF FREEHOLD, this proeprty is a MUST SEE!

Avonmoore is a period property that has been converted into just five apartments where each owner has a SHARE OF THE FREEHOLD. Offered with a lease well in excess of 900 years, on site parking and in good order throughout, this apartment is a perfect first time buy or investment opportunity! You can move straight in with there being NO ONWARD CHAIN and enjoy along with the lovely communal gardens.



### Ray Park Road, Maidenhead, SL6

Approximate Area = 378 sq ft / 35.1 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 2025. Produced for Barnard Marcus. REF: 1333525



**01628 773333**



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire, SL6 1NB



**rogerplatt.co.uk**