



**Flat 9 Flint Lodge, Ray Park Road, Maidenhead SL6 8QR**

**welcome to**

## **Flat 9 Flint Lodge, Ray Park Road, Maidenhead**

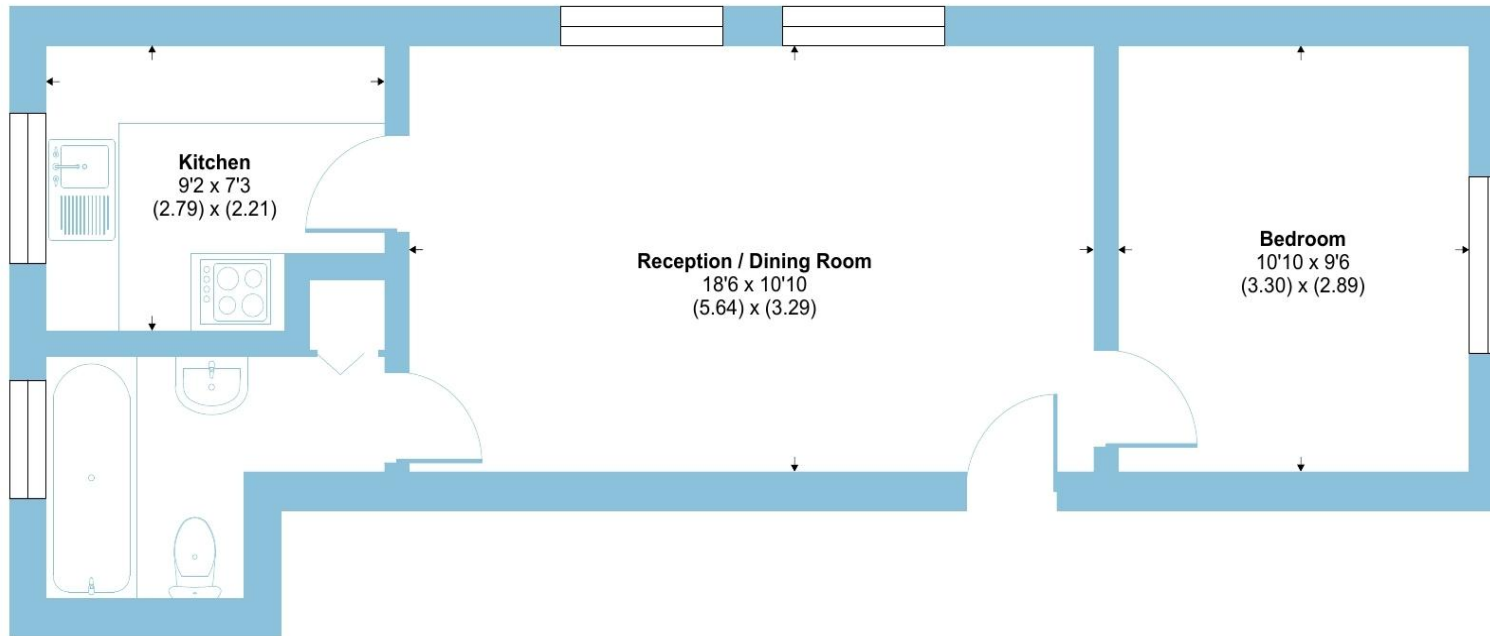
This one bedroom ground floor maisonette with private entrance is set within this lovely character building on the river side of Maidenhead. The property is being sold with no onward chain and a lease extension upon completion. The private entrance opens into a large living room and there is a good size double bedroom, modern kitchen and bathroom and the property also benefits from a parking space at the front of the building. Flint Lodge is an attractive building located within easy reach of the town centre & station and just a few minutes' walk from the River Thames and Boulters Lock.



# Ray Park Road, Maidenhead, SL6

Approximate Area = 434 sq ft / 40.3 sq m

For identification only - Not to scale



**GROUND FLOOR**

welcome to

## Flat 9 Flint Lodge, Ray Park Road

- GROUND FLOOR MAISONETTE
- PRIVATE ENTRANCE
- PRIVATE PARKING SPACE
- RIVER SIDE OF MAIDENHEAD
- EASY ACCESS TO TOWN CENTRE
- SHORT WALK TO STATION
- LEASE EXTENSION UPON COMPLETION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD123873 - 0001

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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