



**2 Ray Drive, Maidenhead SL6 8NG**

**welcome to**

## **2 Ray Drive, Maidenhead**

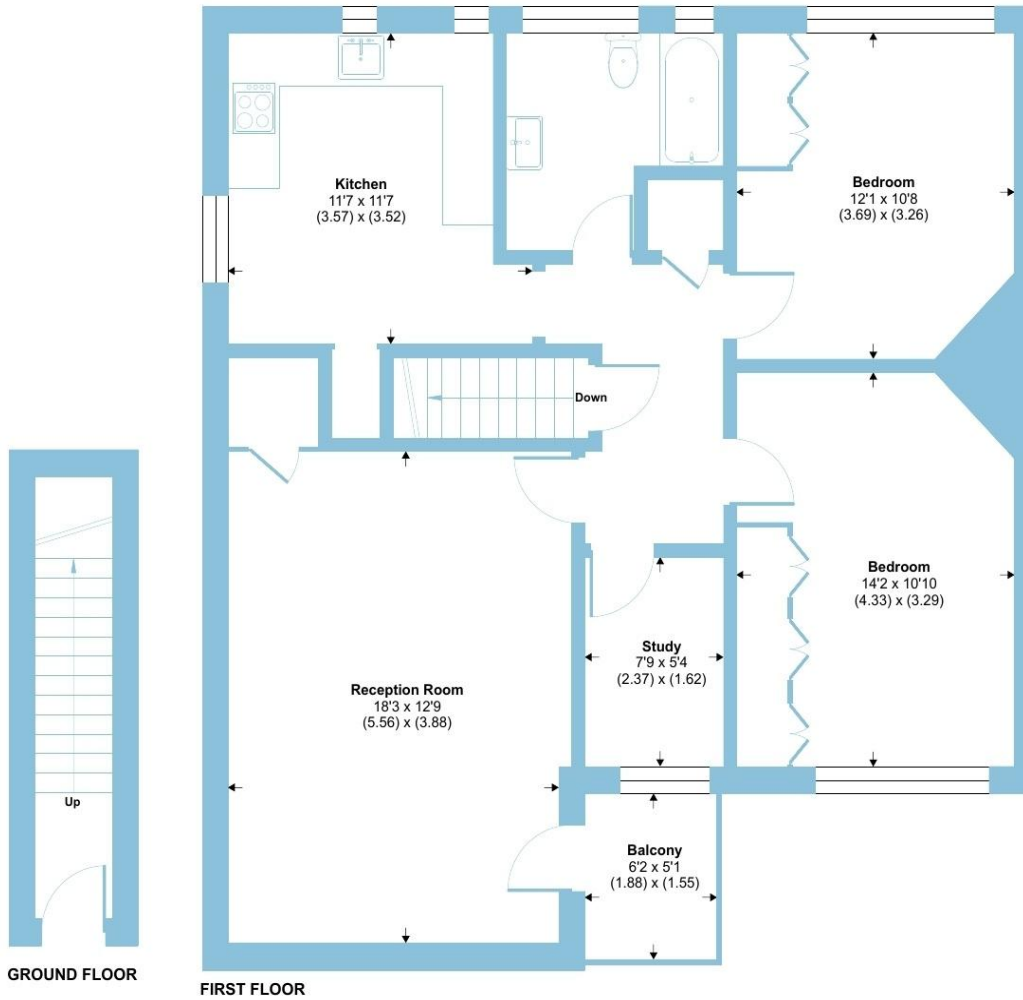
An outstanding period first floor maisonette, close to the town centre, Elizabeth line and Maidenhead Riverside, approaching 1000 square feet, with a private balcony, spacious and well-proportioned rooms, including an impressive living room and separate kitchen breakfast room, 2 double bedrooms, study/occasional bedroom 3, useful boarded loft, ideal for storage and a new boiler (6 months old). Outside, there is a shared communal garden, private parking and a garage. The property has a **share of freehold**, zero ground rent, very reasonable service charge and No Onward Chain.



# Ray Drive, Maidenhead, SL6

Approximate Area = 956 sq ft / 88.8 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: 1417538



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## 2 Ray Drive, Maidenhead

- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- APPROACHING 1000 SQFT
- BOARDED LOFT IDEAL FOR STORAGE, NEW BOILER (6 MONTHS OLD)
- SHARED COMMUNAL GARDEN
- TWO DOUBLE BEDROOMS, PRIVATE BALCONY
- STUDY/OCCASIONAL BEDROOM THREE
- ZERO GROUND RENT, REASONABLE SERVICE CHARGE
- PRIVATE PARKING & GARAGE

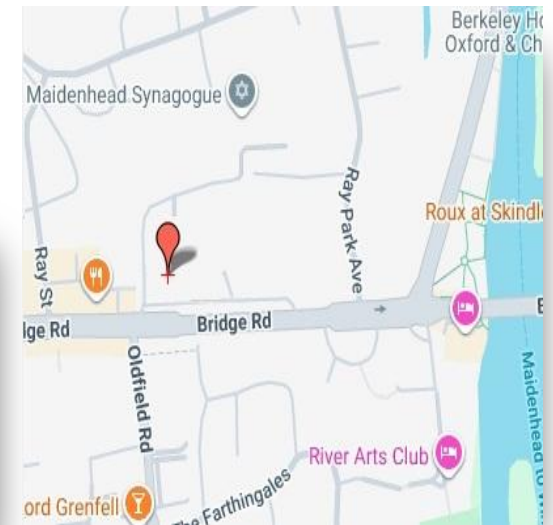
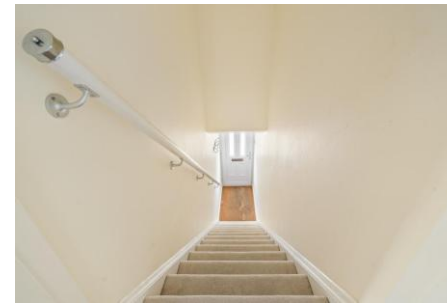
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 600.00

Ground Rent: None

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD123628 - 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.

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