



**6 Stratfield Court, Ray Park Avenue, Maidenhead SL6 8EB**



**welcome to**

## **6 Stratfield Court, Ray Park Avenue, Maidenhead**

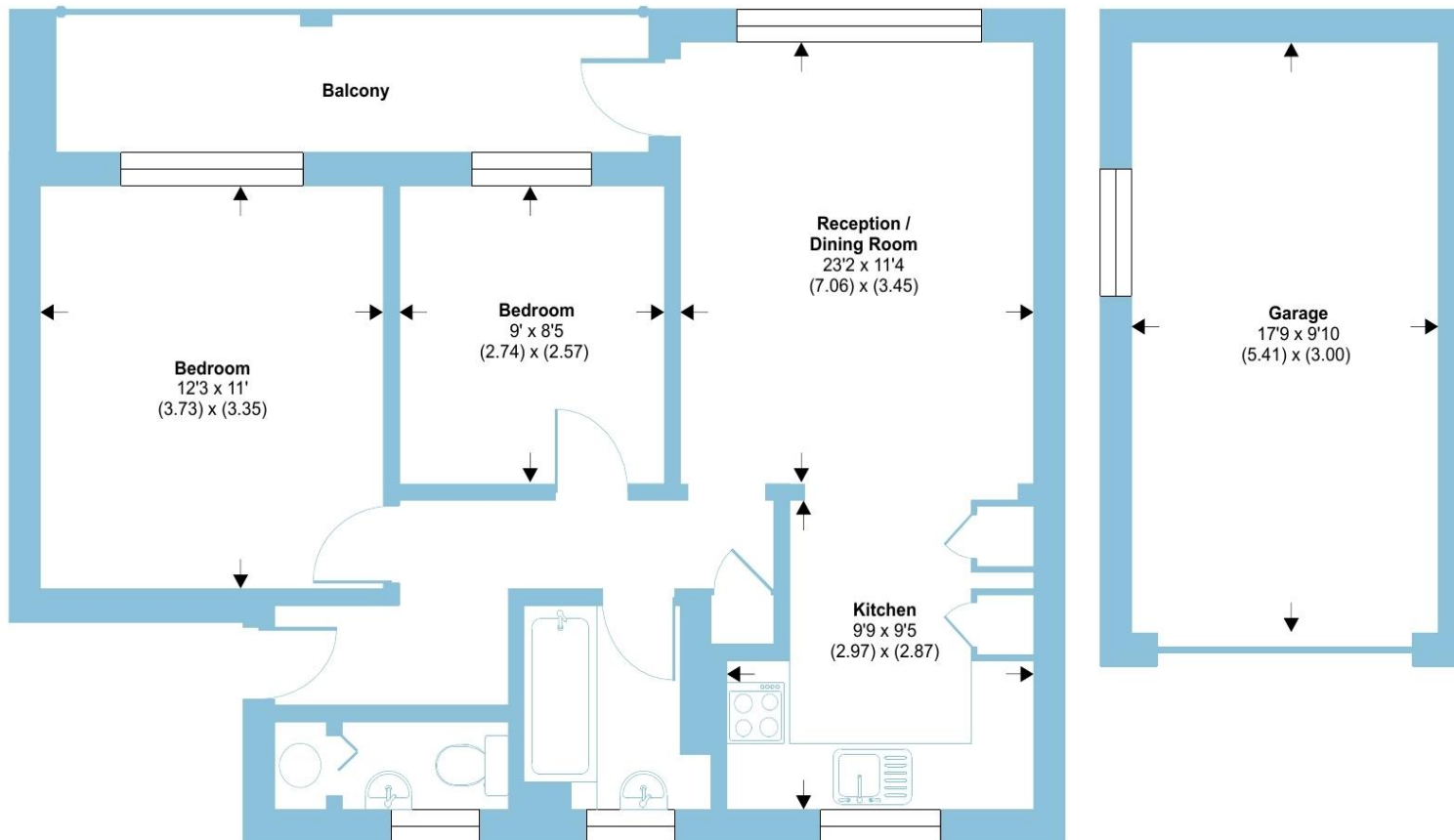
This very well presented two bedroom top-floor apartment offers modern living in one of the area's most sought-after locations, just moments from the River Thames and within easy reach of the station for excellent transport links. The property features two well-proportioned bedrooms, a spacious and light-filled living area - open plan to the fitted kitchen, bathroom and an additional cloakroom. Residents benefit from secure gated access to the parking area at the rear and the private garage, providing both convenience and peace of mind. Further highlights include a share of freehold, ensuring long-term value and flexibility and the apartment's position within a well-maintained development in a popular riverside setting. Perfect for professionals, downsizers, or investors, this home combines style, security, and superb connectivity.



# Ray Park Avenue, Maidenhead, SL6

Approximate Area = 775 sq ft / 71.9 sq m (includes garage)

For identification only - Not to scale



## SECOND FLOOR



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: 1394746



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## **6 Stratfield Court, Ray Park Avenue**

- TOP FLOOR APARTMENT
- SHARE OF FREEHOLD
- SECURE GATED RESIDENTS PARKING
- GARAGE
- RIVER SIDE OF TOWN
- TWO BEDROOMS
- GOOD ORDER THROUGHOUT
- EASY ACCESS TO TOWN AND STATION

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £305,650



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD123420 - 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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**roger platt**



**01628 773333**



**Maidenhead@rogerplatt.co.uk**



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



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