



3 Addison Court, Ray Park Avenue, Maidenhead SL6 8EF

welcome to

3 Addison Court, Ray Park Avenue

- SPACIOUS GROUND FLOOR MAISONETTE
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- GENEROUS RECEPTION ROOM
- TWO GOOD-SIZED BEDROOMS
- GARAGE IN BLOCK
- FRONT GARDEN & LARGE REAR GARDEN
- EXTENSION POTENTIAL, STPP
- WITHIN WALKING DISTANCE OF THE RIVER

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: None

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1990. 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

£310,000



view this property online rogerplatt.co.uk/Property/MHD123895



Property Ref:

MHD123895 - 0006

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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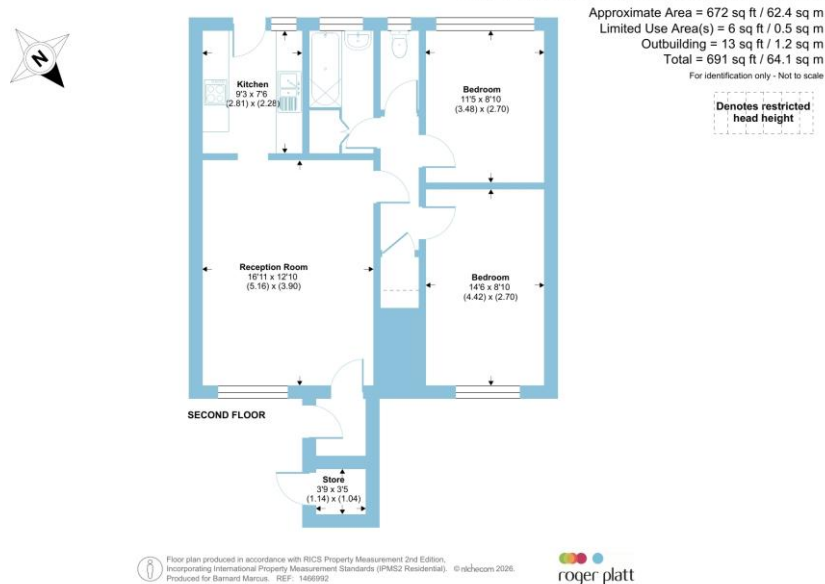
A spacious ground floor two-bedroom maisonette situated in a popular Maidenhead location, offering excellent potential for buyers looking to modernise and create a home tailored to their own taste and style.

The property comprises well-proportioned accommodation throughout, including a generous reception room, separate kitchen, two good-sized bedrooms, bathroom and a separate w.c. There is also a garage located in a nearby block. While requiring some updating, the maisonette presents a fantastic opportunity for first-time buyers, investors or those seeking a rewarding refurbishment project.

A particular highlight of the property is the large rear garden, providing an impressive outdoor space rarely found with similar properties. The property also benefits from a front garden. The generous plot also offers potential to extend, subject to the necessary planning permissions, making this an exciting prospect for future improvement and added value.

Conveniently located for Maidenhead town centre, local amenities and transport links including the Elizabeth Line and within walking distance of the River Thames, this property combines space, potential and a sought-after setting, making it an excellent opportunity not to be missed. NO CHAIN!

Ray Park Avenue, Maidenhead, SL6



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