



GUIDE PRICE

£450,000

Boulters Lock Island

Maidenhead, SL6 8LW

PROPERTY SUMMARY

Set within an exclusive gated development, a delightful two bedroom apartment with it's own front door access featuring a good size living room, modern fitted kitchen, gated residents & visitor parking and a generous decked terrace providing views over the backwater of the River Thames. The property is conveniently situated for Maidenhead town centre, within approx. 1.5 miles of the mainline railway station (Paddington/Elizabeth Line) and for access for walks along the banks of the River Thames with its array of bars and restaurants. Offered for sale with no onward chain.

2



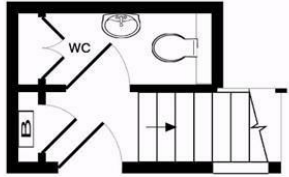
2



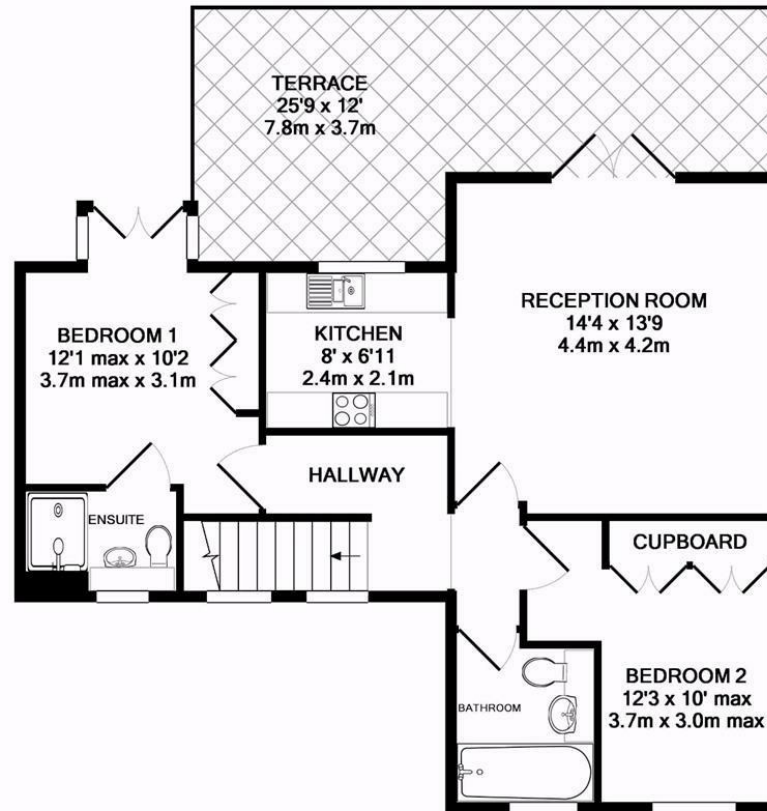
1







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015

LOCAL AUTHORITY

TENURE

Leasehold - Share of Freehold

EPC RATING

C

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

39-41 High Street
Maidenhead
Berkshire
SL6 1JF

OFFICE DETAILS

01628 674234
property@braxtons.co.uk
<https://www.braxtons.co.uk/>