



ASKING PRICE

£200,000

Ray Park Avenue

Maidenhead, SL6 8DS

PROPERTY SUMMARY

A new lease of approx 153 years remaining and peppercorn ground rent will be granted upon legal completion - this delightful one-bedroom ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. Spanning 467 square feet, the property boasts a well-designed layout that includes a welcoming living/dining room, a functional kitchen, a comfortable double bedroom, and bathroom suite.

Built in 1990, this apartment is ideally situated just a stone's throw away from a vibrant selection of bars and restaurants along the picturesque banks of the River Thames. For those who enjoy the outdoors, the nearby Taplow Riverside country park offers a serene escape, perfect for leisurely strolls or picnics.

Convenience is key, as the property is within easy reach of Maidenhead town centre, providing access to a variety of shops and amenities. Additionally, the mainline railway station, which connects to Paddington and the Elizabeth Line, is approximately 0.9 miles away, making commuting a breeze.

Offered for sale with no chain, this apartment is ready for you to move in.

Lease - 153 Years Remaining / Gr Rent - Peppercorn pa / Maintenance Charge - £2,100 pa

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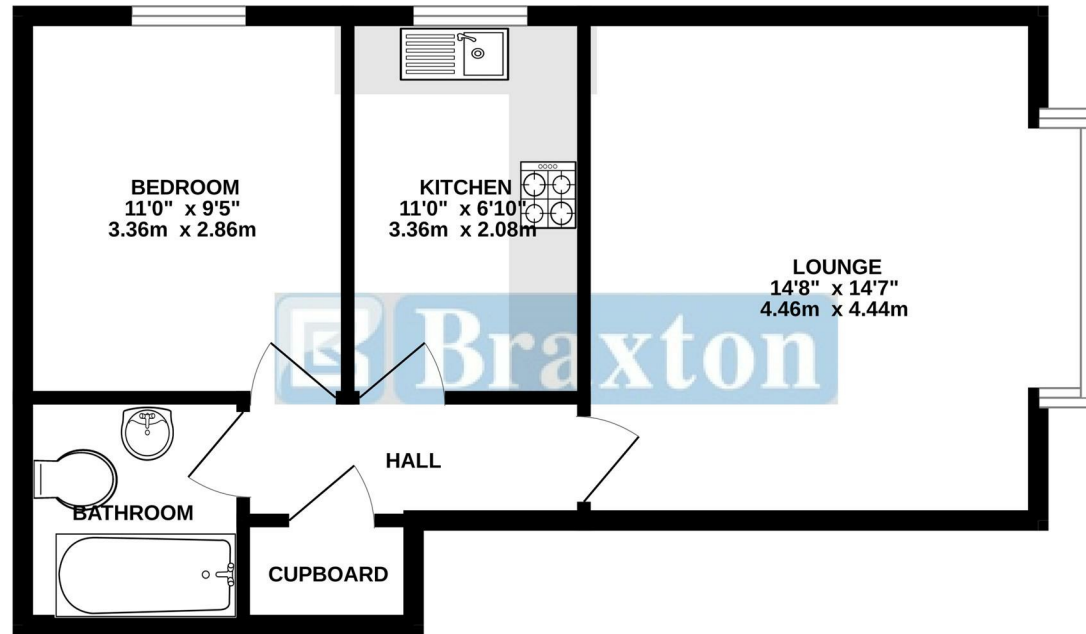


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GROUND FLOOR



TOTAL FLOOR AREA: 467sq.ft. (43.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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LOCAL AUTHORITY

TENURE

Leasehold

EPC RATING

D

COUNCIL TAX BAND

D

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		
(55-68) D	67	77
(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



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