



13 Monkey Island Lane, Bray, Maidenhead, SL6 2LL
£260,000

This exceptional residence combines modern comfort with a picturesque setting and excellent access to local amenities. Thoughtfully designed with style and practicality in mind, it offers bright, spacious interiors and a tranquil backdrop, making it a true haven.



From the moment you step inside, the welcoming foyer draws you into the heart of the home. The open-plan living area is filled with natural light, enhanced by elegant hardwood floors and refined finishes. Expansive windows frame views of the surrounding greenery, creating a calm and inviting atmosphere. The contemporary kitchen is both stylish and functional, featuring premium stainless-steel appliances, sleek granite countertops, and generous storage space.

The property comprises two well-appointed bedrooms. The principal suite provides a peaceful retreat, complete with a built-in wardrobe and a modern en-suite bathroom, while the second bedroom is equally spacious and versatile, with ample storage.

Externally, residents benefit from beautifully landscaped communal gardens, perfect for relaxing outdoors. Ideally located, the property is within easy reach of local shops, restaurants, green spaces, and highly regarded schools, ensuring both convenience and quality of lifestyle.

General Information:

Service Charge: Approx. £1520 per year
 Lease remaining: Approx. 101 years left
 Ground Rent: Approx. £100 per year

Legal Note:

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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