

Ray Park Avenue

Maidenhead • Berkshire • SL6 8DT

Offers In Excess Of: £215,000



coopers
est 1986

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Ideal Opportunity for First-Time Buyers – No Stamp Duty!

An impeccably presented one-bedroom first-floor apartment in the highly sought-after Maidenhead Riverside.

Immaculate condition

Situated close to the river

Open plan living

Private car park

244 year lease

Built in 2018

Perfect for first time purchase or investment

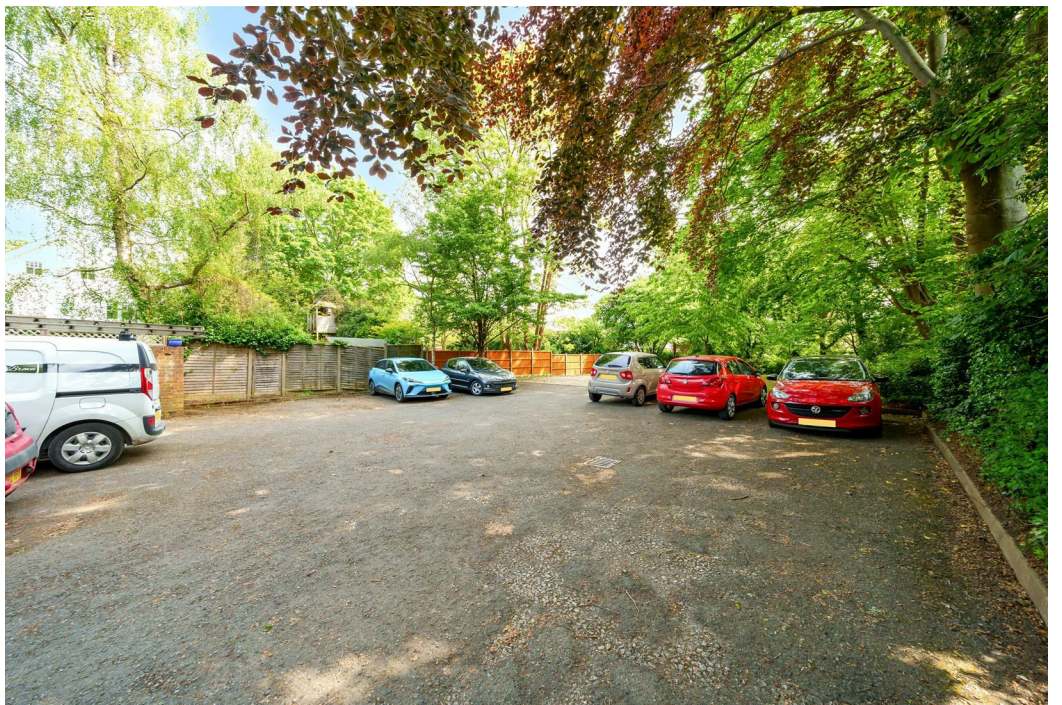
Local restaurants and shops nearby

Maidenhead Train station 0.9miles away

First floor apartment

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

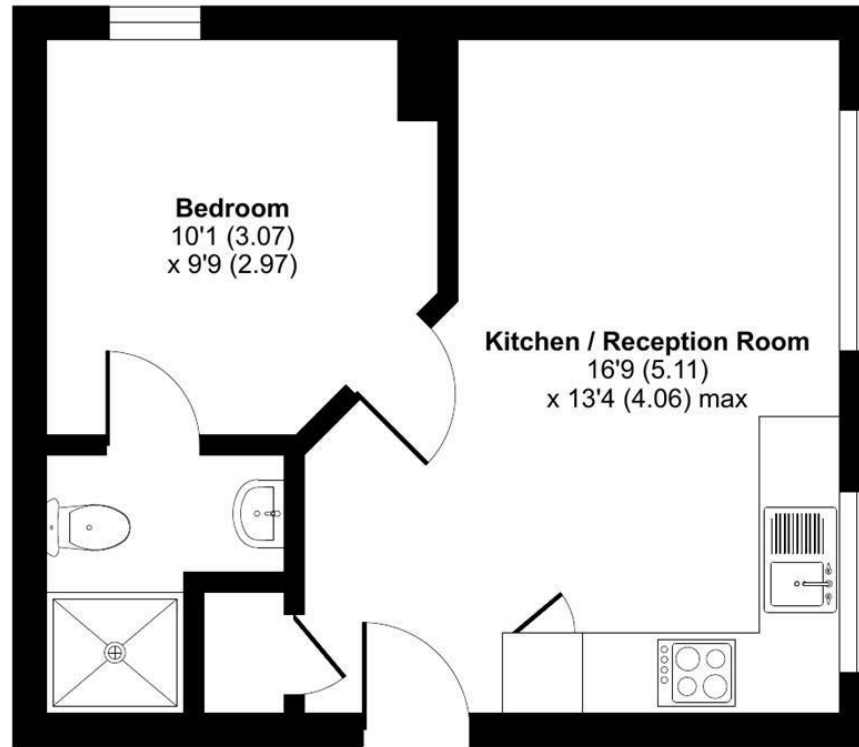




Lennox House, Ray Park Avenue, Maidenhead, SL6

Approximate Area = 331 sq ft / 30.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2023. Produced for Coopers. REF: 985674



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		79	80

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.