

Ray Mead Road

Maidenhead • Berkshire • SL6 8NP

Offers In Excess Of: £300,000



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A stunning one bedroom ground floor apartment set on the popular Ray Mead Road in Maidenhead. The property enjoys views over the River Thames and is ideally located close to riverside attractions including Boulter's Lock and Ray Mill Island. Maidenhead town centre is within easy walking distance, while Maidenhead and Taplow railway stations are just over a mile away, offering fast links into London. Excellent road connections via the A404 provide convenient access to the M4 and M40. The apartment features a 14ft living/dining room with doors opening onto communal grounds, an 11ft kitchen, a 12ft bedroom, and a modern family bathroom. Outside, residents benefit from allocated parking, visitor parking and well maintained communal gardens.

One bedroom apartment

Ground floor

No onward chain

River views

Sought after location

Immaculately kept

Walking distance to the town centre

Easy access to Maidenhead & Taplow stations

Communal garden

Allocated & visitor parking

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.

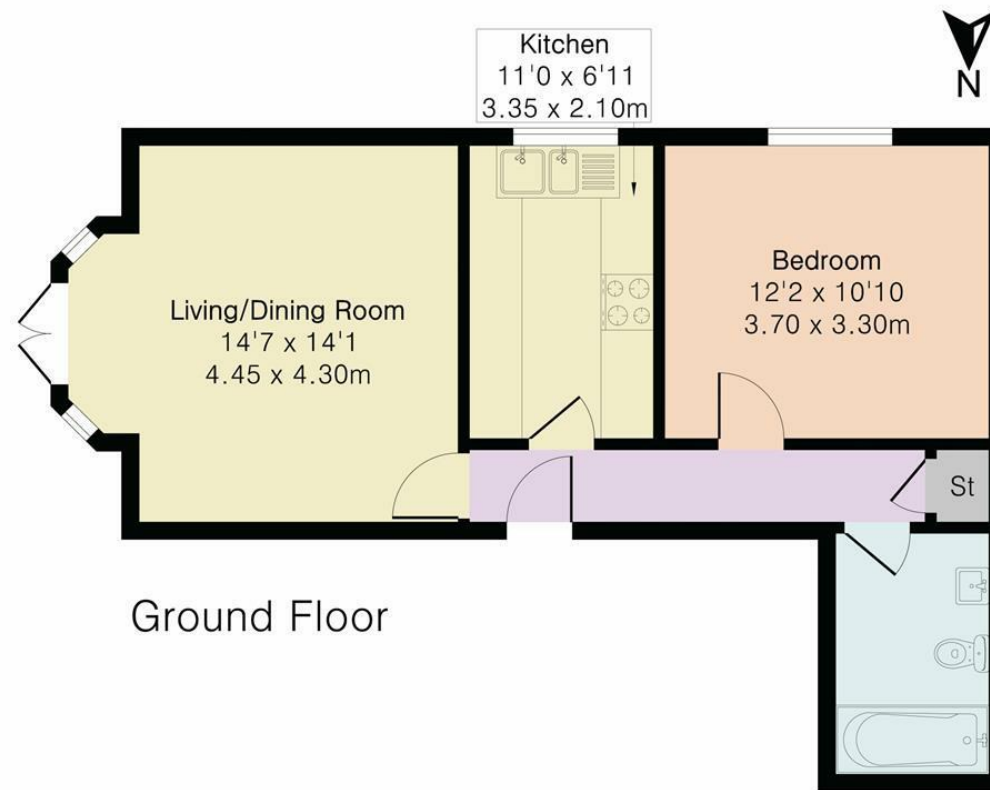




Crawshays, Ray Mead Road, Maidenhead, SL6

Approximate Area = 521 sq ft / 48.4 sq m

For Identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



42 Queen Street, Maidenhead,
SL6 1HZ
maidenhead@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Desired
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
EPC Directive 2002/91/EC

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.