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## PRICE: £425,000 SHARE OF FREEHOLD

**34 LOCKBRIDGE COURT, RAY PARK ROAD, MAIDENHEAD  
BERKSHIRE SL6 8UP**

An opportunity to acquire a delightful two double bedroom, two bath/shower room apartment forming part of this exclusive gated development in the favoured river area of Maidenhead. The property features a generous L-Shaped Living/Dining Room with direct access onto a large covered balcony with views towards the River, a spacious kitchen/breakfast room, master bedroom with en-suite bathroom, guest double bedroom, family shower room and two allocated parking spaces. The property could now benefit from modernisation/refurbishment but offers great potential for someone to create their ideal home. An internal inspection is most strongly recommended of the property which is offered for sale with NO ONWARD CHAIN.

**\*GATED DEVELOPMENT \*SECURITY ENTRYPHONE SYSTEM \*LIFT AND STAIRCASE RISING TO THIRD FLOOR \*PRIVATE ENTRANCE HALL \*L-SHAPED LIVING/DINING ROOM WITH LARGE EAVES STORAGE CUPBOARD & COVERED BALCONY \*KITCHEN/BREAKFAST ROOM \*MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE BATHROOM \*GUEST DOUBLE BEDROOM \*FAMILY SHOWER ROOM \*TWO COVERED ALLOCATED PARKING SPACES \*SHARE OF FREEHOLD \*NO CHAIN \*EPC RATING TBC**



## DIRECTIONS for SAT NAV: SL6 8UP

Council Tax Band F currently £2116.54 per annum  
Lease: 966 years remaining  
Maintenance: £3218 per annum  
Ground Rent: Nil

## ACCOMMODATION

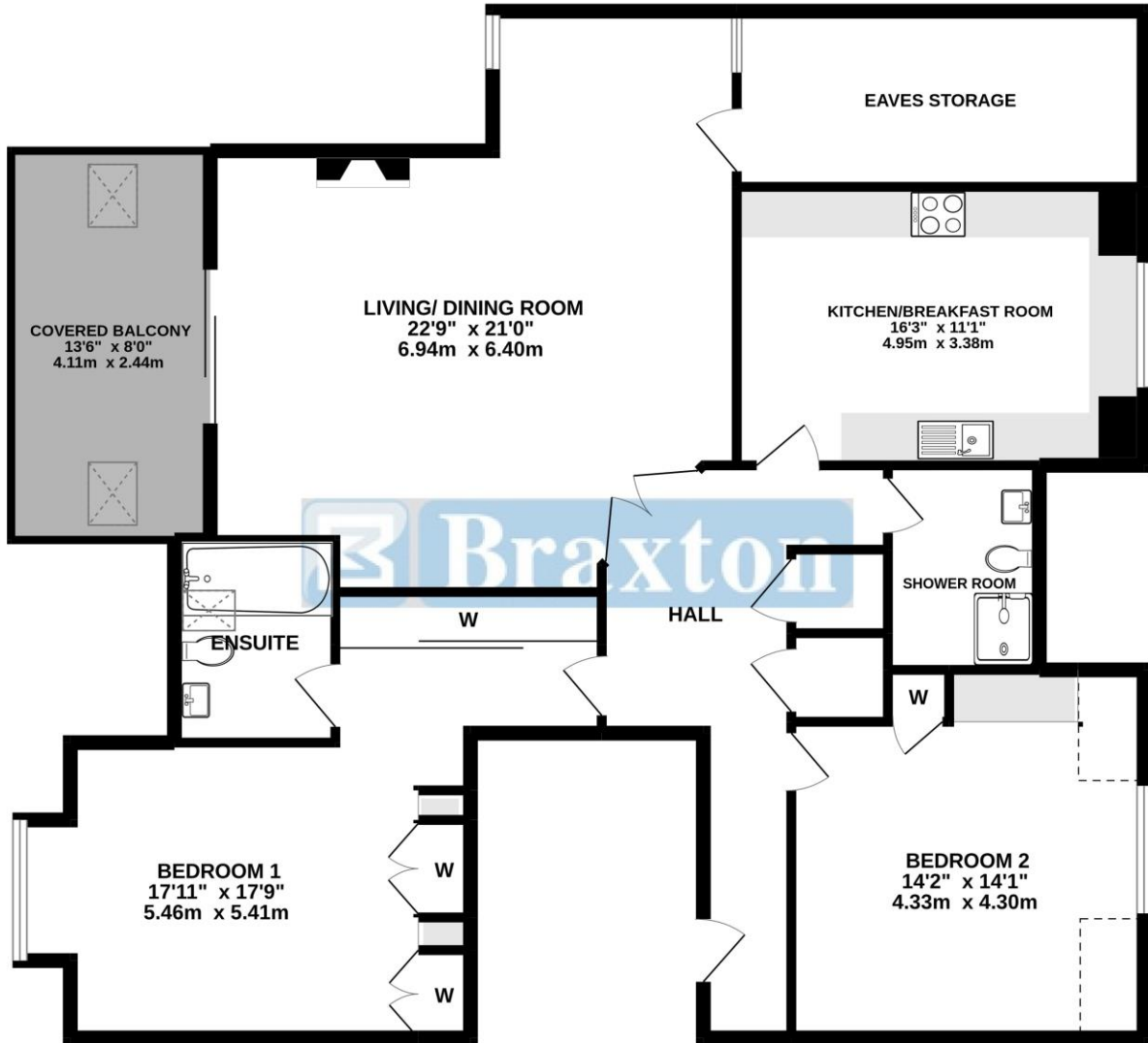




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

MW3841

GROUND FLOOR  
1390 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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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