



**Flat 3, 5 Boyn Hill Avenue, Maidenhead SL6 4ET**

**welcome to**

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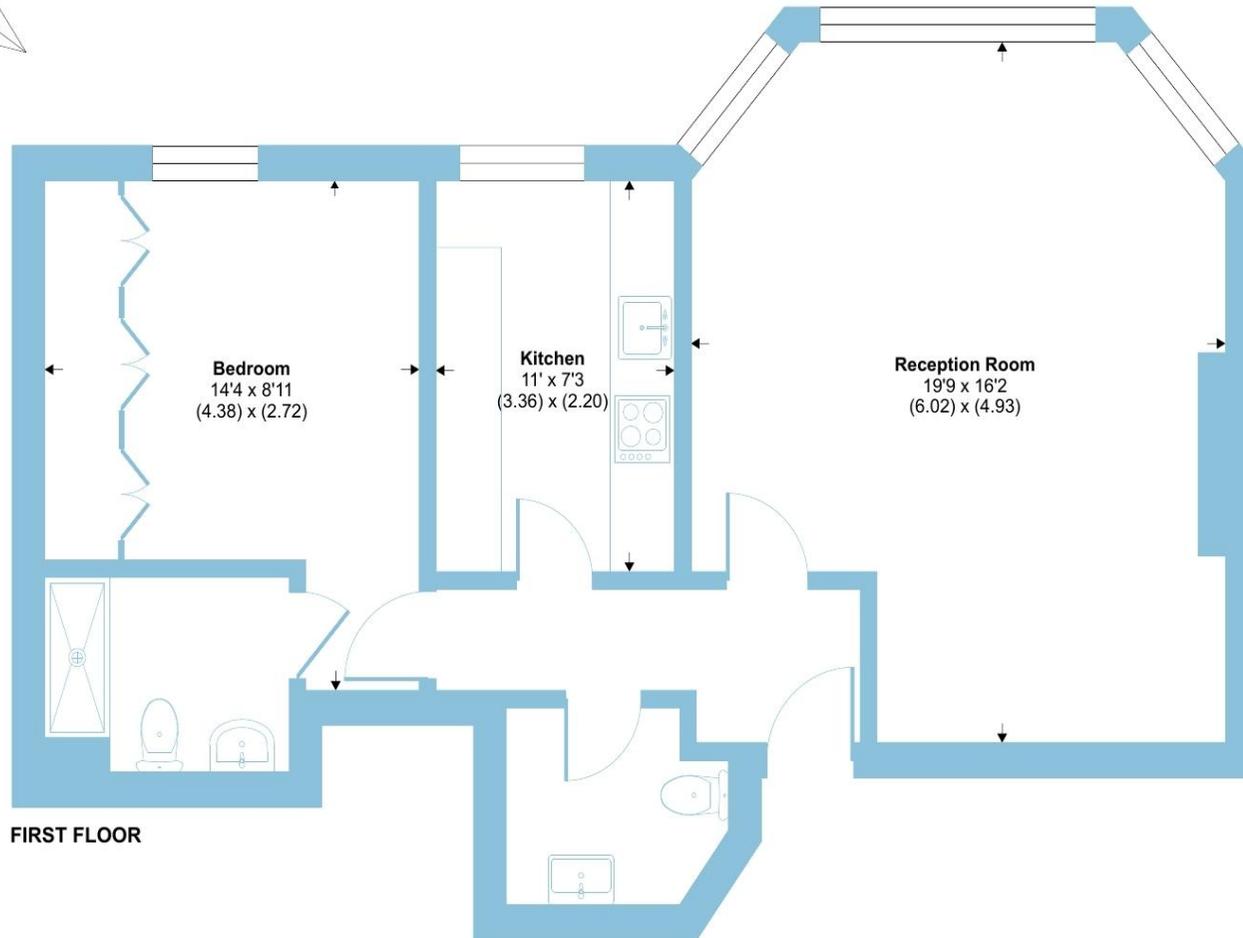
A charming and well-proportioned apartment set within an attractive period property in a sought-after residential road in Maidenhead. The property benefits from its own dedicated parking space, comes with a share of the freehold and is currently having the lease extended to 999 years.



# Boyn Hill Avenue, Maidenhead, SL6

Approximate Area = 641 sq ft / 59.5 sq m

For identification only - Not to scale



FIRST FLOOR

This delightful home offers bright and airy accommodation, featuring a spacious living room with large windows that allow natural light to pour in, creating a warm and inviting atmosphere. The well-appointed kitchen provides ample storage and workspace, ideal for everyday living. The generously sized bedroom offers a peaceful retreat, while the modern bathroom is neatly finished with contemporary fittings.

Positioned on the popular Boyn Hill Avenue, the property enjoys a quiet yet highly convenient setting, just a short walk from Maidenhead town centre, a variety of shops, cafés, and restaurants, and the mainline railway station with fast connections to London via the Elizabeth Line. Green open spaces and riverside walks along the nearby River Thames are also within easy reach.

Perfect for first-time buyers, downsizers, or investors, the property presents an excellent opportunity to acquire a characterful home in one of Maidenhead's most desirable residential locations.

welcome to

## Flat 3, 5 Boyn Hill Avenue, Maidenhead

- SOUGHT-AFTER RESIDENTIAL ROAD
- SHARE OF FREEHOLD
- BRIGHT & AIRY ACCOMMODATION
- WELL-APPOINTED KITCHEN
- GENEROUSLY SIZED BEDROOM
- MODERN BATHROOM
- DEDICATED PARKING SPACE
- LEASE BEING EXTENDED TO 999 YEARS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2820.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD120145 - 0002

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