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GUIDE PRICE: £475,000 SHARE OF FREEHOLD

2 BOULTERS COTTAGES, BOULTERS LOCK ISLAND, MAIDENHEAD SL6 8LW

A delightful two bedroom split level apartment featuring a charming decked terrace providing views over the backwater of the River Thames, located in this private gated island development. The property is conveniently situated for Maidenhead town centre, within approx. 1.5 miles of the mainline railway station (Paddington/Elizabeth Line) and for access for walks along the banks of the River Thames with its array of bars and restaurants. Offered for sale with no onward chain.

*DELIGHTFUL SPLIT LEVEL APARTMENT *VIEWS OVER THE BACKWATER OF THE THAMES
*CLOAKROOM *LIVING/DINING ROOM LEADING TO LARGE RIVERSIDE DECKED TERRACE
*KITCHEN *TWO DOUBLE BEDROOMS *2 BATH/SHOWER ROOMS *OFF-STREET PARKING VIA
GATED CAR PARK *NO ONWARD CHAIN *GAS CENTRAL HEATING *EPC RATING C

DIRECTIONS for SAT NAV SL6 8LW

Service charge: circa £1500 per annum

Lease: 109 years remaining

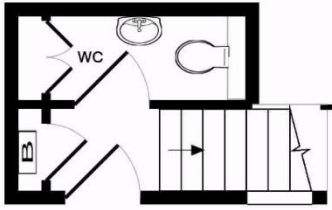
Council tax band E

ACCOMMODATION

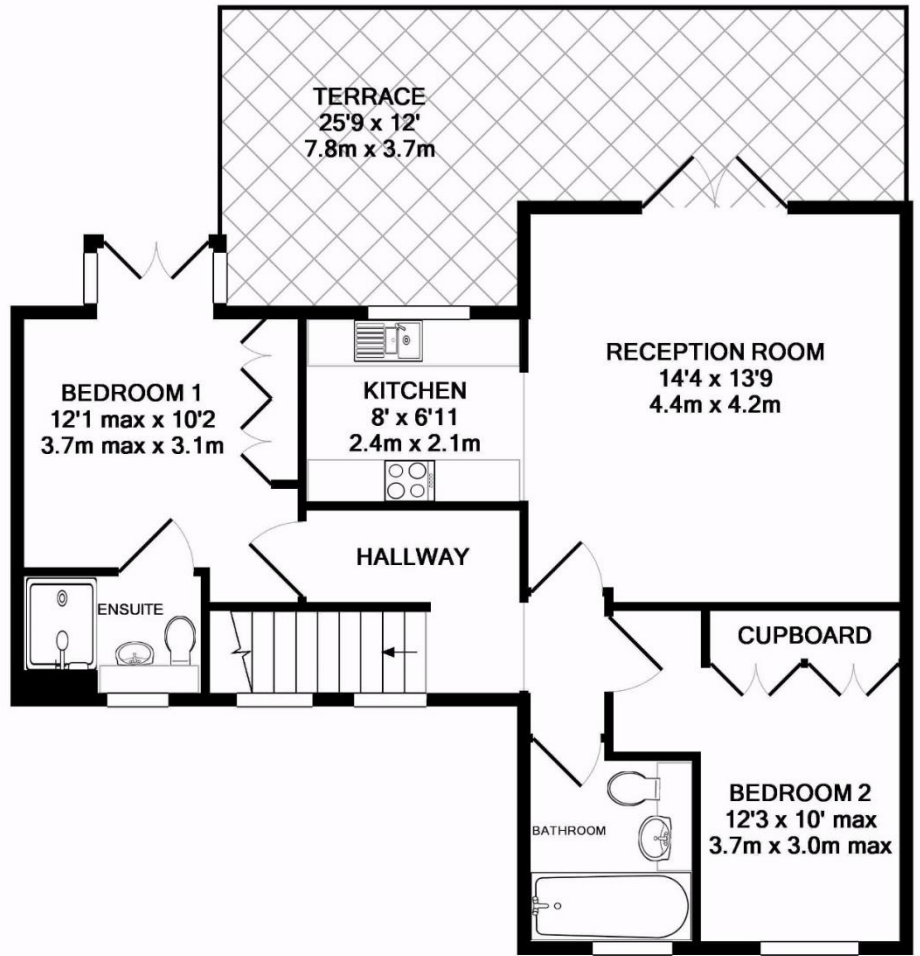




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. 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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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