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**PRICE: £274,950 LEASEHOLD**

**BOYN HILL ROAD, MAIDENHEAD  
BERKSHIRE SL6 4HT**

A stunning one bedroom second floor apartment which was constructed to a high level of finish and specification by Heronsbrook Homes in 2016 and offered for sale with NO ONWARD CHAIN. The property, in our opinion, would make an ideal first time purchase or buy-to-let investment and is conveniently situated for local shops and Maidenhead town centre and within approx. 0.8 miles of the mainline railway station (Paddington/future Crossrail network).

**\*SECURITY ENTRY PHONE SYSTEM \*COMMUNAL ENTRANCE HALL WITH STAIRCASE RISING TO SECOND FLOOR \*PRIVATE ENTRANCE HALL WITH BUILT-IN STORAGE CUPBOARD \*OPEN-PLAN LIVING/DINING ROOM/KITCHEN WITH INTEGRATED APPLIANCES \*DOUBLE BEDROOM WITH BUILT-IN WARDROBE \*BATHROOM \*DOUBLE GLAZING \*GAS HEATING \*ALLOCATED PARKING SPACE \*COMMUNAL GARDENS \*INSPECTION RECOMMENDED \*EPC RATING B**



## DIRECTIONS

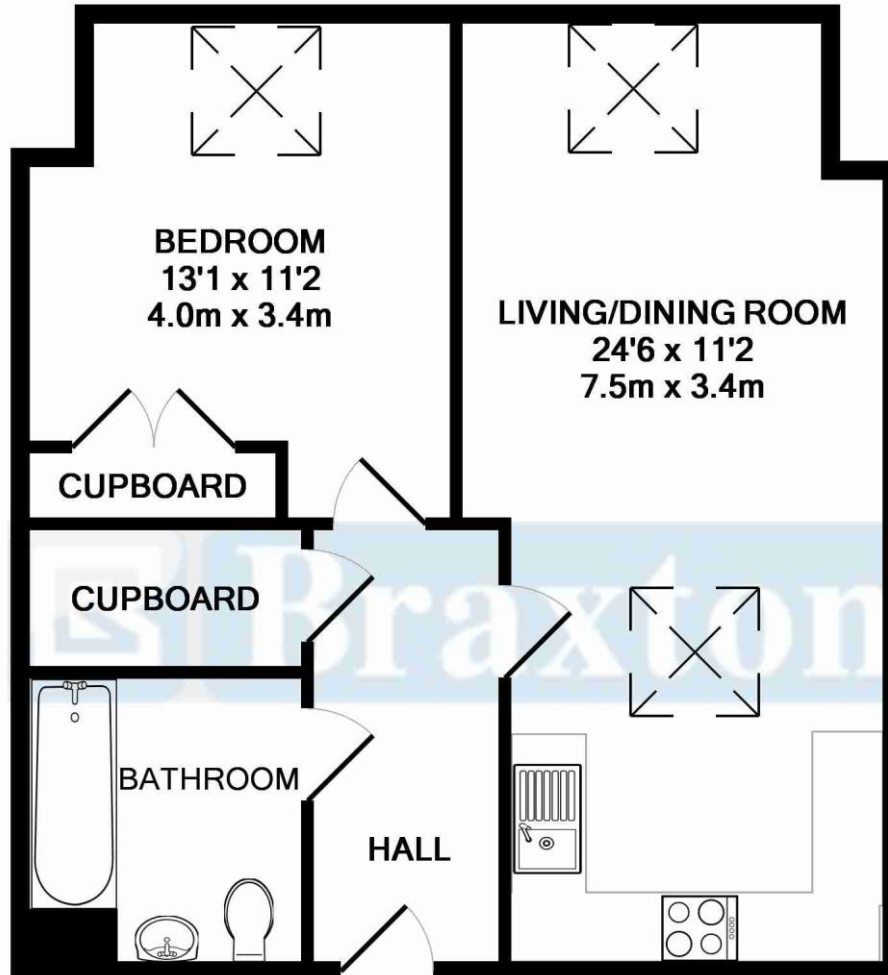
Proceed west out of Maidenhead, up Castle Hill and proceed over the mini roundabout onto the A4 Bath Road. On reaching the traffic lights, turn left into Boyn Hill Road, follow the road down and the building will be found towards the end of the road on the right hand side, clearly marked by our 'For sale' board.

## 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.

MW3391



TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 SQ.M.)

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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