



36 BRAYBANK, BRAY, MAIDENHEAD, BERKSHIRE, SL6 2BH

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GUIDE PRICE: £550,000
SHARE OF FREEHOLD

An outstanding two bedroom ground floor apartment occupying an enviable position and enjoying views towards the River Thames on this sought-after gated development with extensive communal grounds in the heart of Bray Village. The property has been re-modelled to offer a unique layout featuring a kitchen/breakfast room, living room with access to a balcony with steps onto the communal gardens, master bedroom with en-suite shower room, and gas central heating. The property also comes with a garage with electric door and a useful room above as well as ample residents parking and moorings subject to availability. Situated within approx. 1.3 miles of Maidenhead town centre with its mainline railway station (Elizabeth Line) and conveniently positioned for access to the array of highly regarded inns and restaurants, most notably The Waterside Inn and The Fat Duck this well-presented property is offered to the market with NO ONWARD CHAIN.

***GATED RIVERSIDE DEVELOPMENT *NO ONWARD CHAIN *RIVER VIEWS FROM PRINCIPAL ROOMS *GARAGE WITH ROOM OVER *EXTENSIVE COMMUNAL GROUNDS TO BALCONY *GENEROUS KITCHEN/BREAKFAST ROOM *MASTER BEDROOM WITH EN-SUITE *SECOND DOUBLE BEDROOM *AMPLE RESIDENTS PARKING *MOORINGS AVAILABLE *EPC RATING C *COUNCIL TAX BAND E**

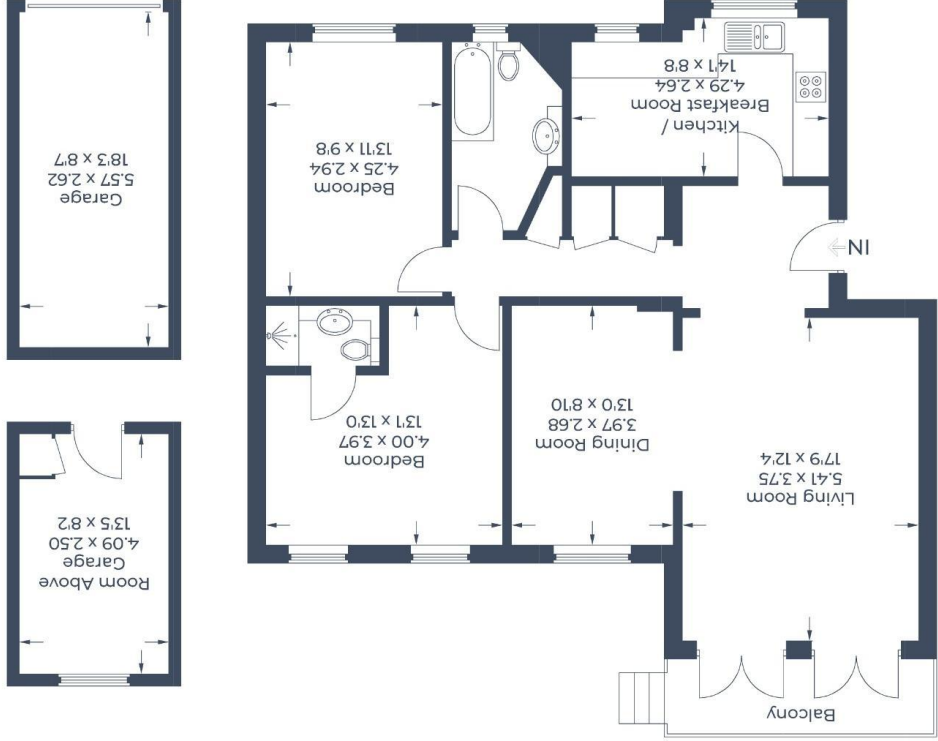




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances.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

Illustration for identification purposes only, measurements are approximate, not to scale.
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(Not Shown in Actual Location / Orientation)



Approximate Gross Internal Area = 92.5 sq m / 996 sq ft
 Outbuilding = 24.1 sq m / 259 sq ft
 Total = 116.6 sq m / 1255 sq ft



EPC Rating C
 Lease: 188 Years remaining
 Service Charge: £4,000 per annum