



28 Lancastria Mews, Boyndon Road, Maidenhead SL6 4SA

welcome to

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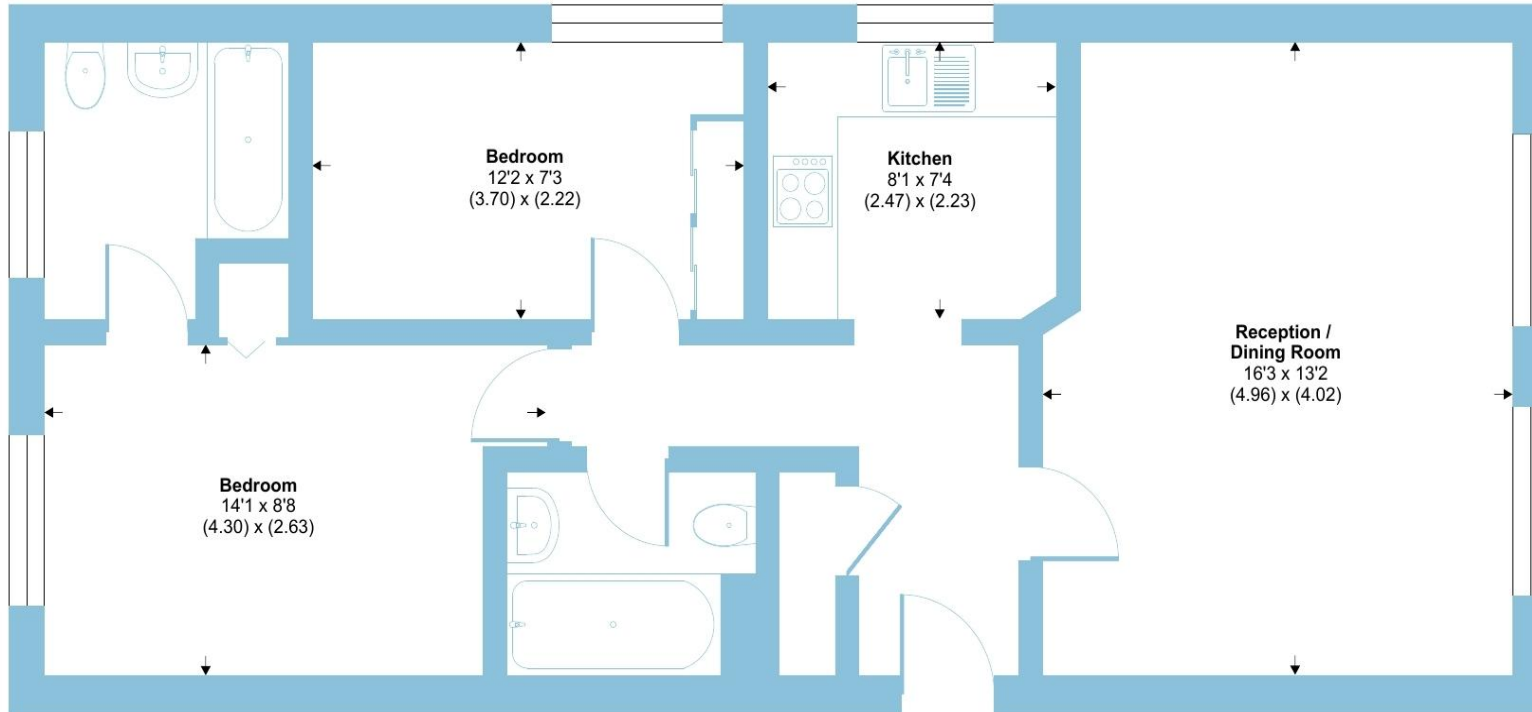
Offered with the potential of a brand new 125 year lease on completion subject to terms and conditions is this light and spacious two bedroom, two bathroom top floor apartment on a tree lined road 0.7miles from Maidenhead's mainline train station and access to the Elizabeth Line.



Lancastria Mews, Boyndon Road, Maidenhead, SL6

Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale



SECOND FLOOR

The property is located on the top floor, therefore, one of the best layouts in the development with more sizeable rooms throughout. There is a secure communal entrance to the building and well kept grounds. The top floor landing is particularly spacious and the front door leads into the good size entrance hall that has built-in storage cupboards. There is a good size living room with ample space for a dining table, a lovely modern fitted kitchen, main double bedroom with a good size and re-fitted en-suite, second double bedroom with built-in wardrobes and completing the accommodation is the main bathroom - modern and well fitted. This property also benefits from having a parking space in the covered area and there is ample additional parking for residents and guests.

As a location, Lancastria Mews has always been a popular development, being within easy reach of the town centre & station, as well as a number of well-regarded schools.

welcome to

28 Lancastria Mews, Boyndon Road

- FABULOUS TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- MODERN KITCHEN
- MODERN BATHROOM AND EN-SUITE
- COVERED CAR PARKING SPACE
- POTENTIAL OF 125 YEAR LEASE ON COMPLETION SUBJECT TO T&Cs
- 0.7 MILES TO MAIDENHEAD STATION AND ELIZABETH LINE

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1700.00

Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Nov 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£295,000



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Property Ref:
MHD123270 - 0004

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Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire, SL6 1NB



rogerplatt.co.uk

Please note the marker reflects the postcode not the actual property