



## Ray Park Avenue, Maidenhead, Berkshire

**TO LET £1,650 PCM**

**Unfurnished**

A spacious two bedroom, two bathroom ground floor apartment within a beautiful Edwardian house and located within a short walk of the river. EPC rating D. B&B LETTINGS, MARLOW

- DESIRABLE LOCATION NEAR TO THE RIVER
- LARGE ROOMS AND HIGH CEILINGS
- TWO DOUBLE BEDROOMS
- LIVING ROOM WITH FEATURE FIREPLACE AND DOOR TO GARDENS
- RESIDENTS' PARKING
- ATTRACTIVE COMMUNAL GARDENS
- GAS CENTRAL HEATING
- TWO BATHROOMS

### Office Numbers:

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### Head Office Address

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

### Description:

A spacious two bedroom, two bathrooms ground floor apartment within a beautiful Edwardian house and located within a short walk of the river.

The accommodation comprises;

Entrance hallway

Large living/dining room overlooking gardens with door to terrace.

Fitted kitchen with appliances

Large double bedroom with plentiful storage

Bathroom with shower over bath

Further double bedroom

Shower room

The property also benefits from high ceilings, attractive communal gardens and residents' parking.

Maidenhead includes shopping and leisure facilities. Nearby amenities include golf, an indoor swimming pool and leisure centre, a multiplex cinema and a range of pubs and restaurants. Ideally situated for a range of local schools, including St Piran's Independent Prep School. Junction 8/9 of the M4 is easily accessible via the A404(M) or A308(M), providing access to the M25 motorway network, Heathrow Airport, London and the West Country. Rail services to London Paddington are available from Maidenhead including Crossrail link which further enhances commuting with direct services to London's West End, the City & Canary Wharf.

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band D

### Terms:

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

### Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:

Bonnors and Babingtons

**01628 333800**

