



## Ray Park Avenue, Maidenhead, Berkshire

**TO LET £1,250 PCM**

**Unfurnished**

A spacious and redecorated top floor apartment in a quiet residential area which is situated within walking distance of the River Thames and within 1.5 miles of the town

- TOP FLOOR
- REFITTED BATHROOM
- COMMUNAL GARDENS
- 1.5 MILES OF MAINLINE STATION
- ENTRY PHONE SYSTEM
- RESIDENTS PARKING
- RIVER AREA OF THE TOWN

**Office Numbers:**

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**Head Office Address**

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

### Description:

A spacious and redecorated top floor apartment in a quiet residential area which is situated within walking distance to the River Thames and within 1.5 miles of the town centre and mainline train station into London.

The accommodation comprises:-

Entrance hall  
Kitchen with appliances and breakfast bar.  
Living room  
Bedroom with built in wardrobes  
Refitted bathroom with shower over bath

The property also comprises security entry phone system, communal gardens and residents parking.

Maidenhead includes extensive 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 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 the recently opened 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 C

### Terms:

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

### Restrictions:

No pets

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:  
Bonners and Babingtons

**01628 333800**

