



Flat 4 Ray Mill Inn Boulter, Lock Island, Maidenhead SL6 8PE

welcome to

Flat 4 Ray Mill Inn, Boulters Lock Island, Maidenhead

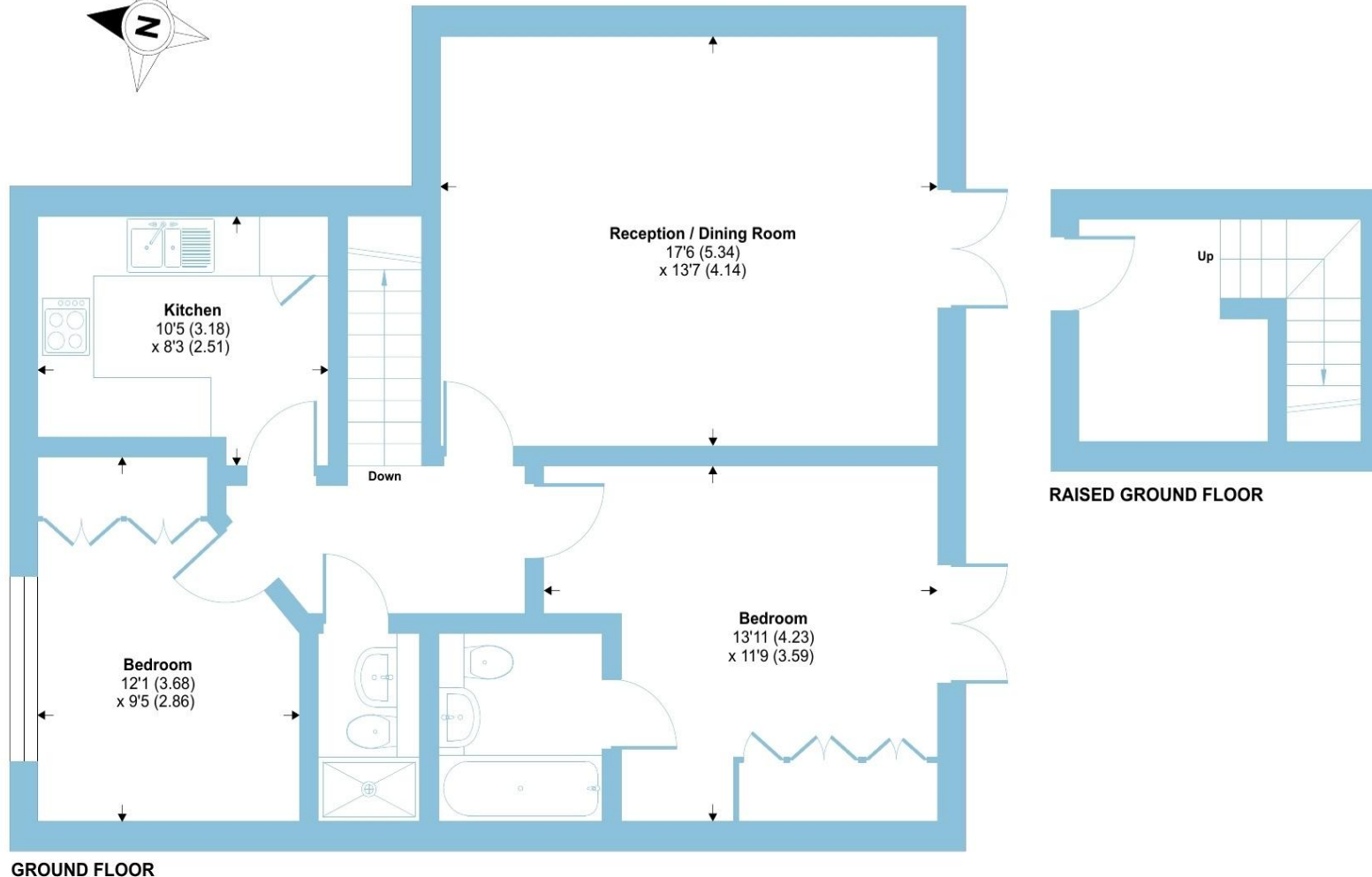
Within the highly sought-after Boulters Lock Island on the Maidenhead riverside, this spacious two double bedroom duplex apartment presents a rare opportunity and benefits from a large outside landscaped terrace with integrated seating and a double gas burning fire pit with views over the lock.



Boulters Lock Island, Maidenhead, SL6

Approximate Area = 839 sq ft / 78 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Barnard Marcus. REF: 1353350



Occupying a prime position within a popular gated development, the apartment boasts a generous living room that opens directly onto a large outside landscaped terrace with integrated seating and a double gas burning fire pit with views over the lock. The modern fitted kitchen provides ample storage and worktop space for any culinary enthusiast, while the contemporary bathroom features stylish fittings throughout. The main double bedroom enjoys the benefit of fitted wardrobes and direct access to the garden, creating a wonderful retreat at the end of the day. A second spacious double bedroom offers versatile accommodation for guests, a study, or family.

The building itself is well-maintained and benefits from a long lease of 107 years, providing security for the future. Residents enjoy ample parking within the gated enclave, offering both convenience and peace of mind.

The location is truly enviable, situated moments from Maidenhead's vibrant town centre with its eclectic mix of shops, cafes, and restaurants. Commuters will appreciate easy access to the mainline railway and the Elizabeth Line, facilitating direct journeys into London and beyond. The property is idyllically set on the picturesque and historic Boulters Lock Island, with the beautiful River Thames on your doorstep. Landscaped communal gardens and riverside walks make for perfect outdoor leisure pursuits.

This outstanding duplex combines peaceful riverside living with seamless connectivity to town amenities-making it a superb choice for professionals, downsizers, or anyone seeking a stylish home in a unique setting.

Arrange a viewing today to experience all that this exceptional apartment has to offer.

welcome to

Flat 4 Ray Mill Inn, Boulters Lock Island

- SPACIOUS DUPLEX APARTMENT
- 839 SQ FT OF BEAUTIFULLY MAINTAINED ACCOMMODATION
- TWO DOUBLE BEDROOMS
- DELIGHTFUL PRIVATE REAR GARDEN
- GATED DEVELOPMENT
- EASY ACCESS TO TOWN CENTRE & STATION
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3800.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£435,000



view this property online rogerplatt.co.uk/Property/MHD122769

Please note the marker reflects the postcode not the actual property



Property Ref:
MHD122769 - 0009

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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