



**Hythe Lodge
Boyn Valley Road
Maidenhead
Berkshire
SL6**

Offers in Excess of £220,000

bettermove

Boyn Valley Road Maidenhead

Bettermove are proud to present this 1 bedroom flat in Maidenhead.

The property benefits from double glazing, and electric heating throughout, with off street parking available via the residents carpark.

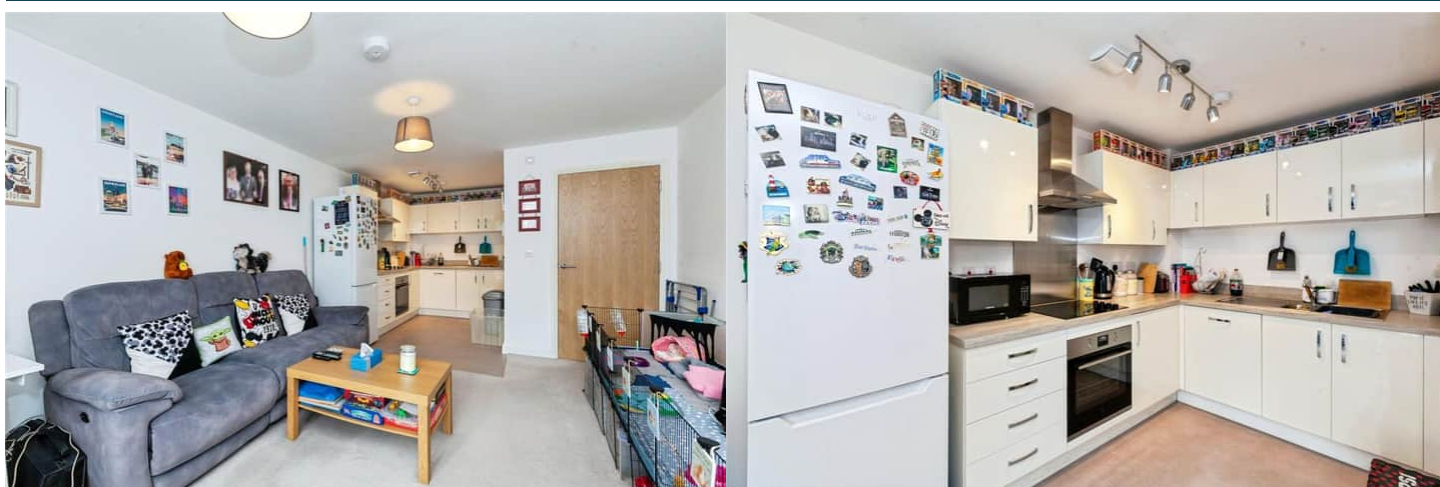
The council tax band is C.

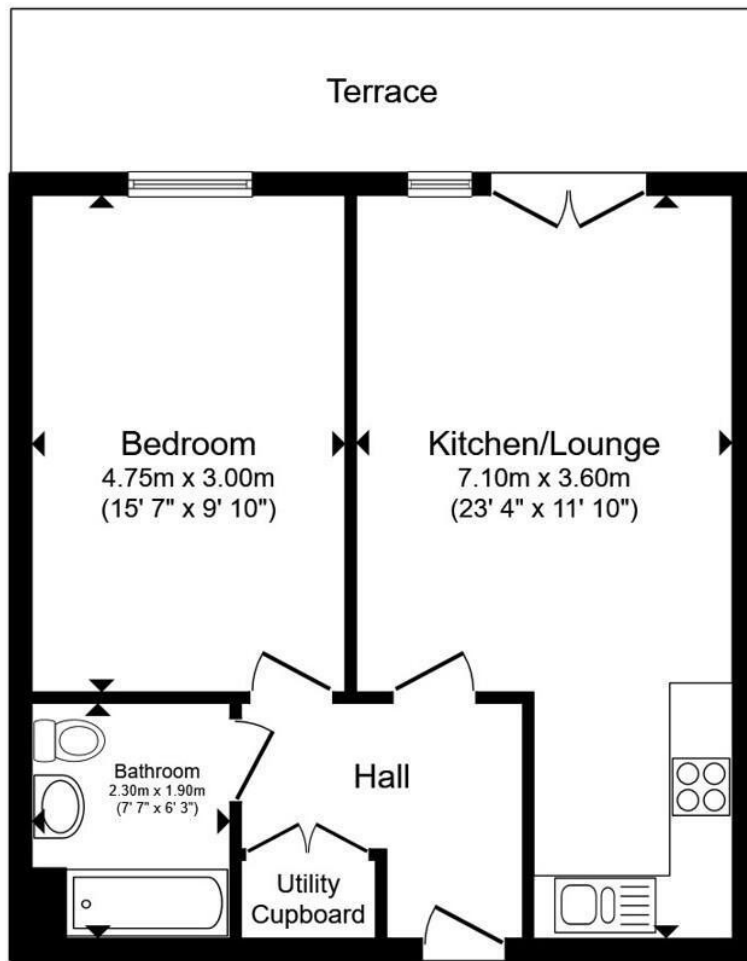
This is a leasehold property with 122 years remaining on the lease; the service charge is £140.00 per month.

The interior of this well presented, ground floor property comprises a spacious, open-plan living/kitchen area, one double bedroom, and a family bathroom. The property further benefits from a terrace area, perfect for enjoying the summer months.

Located in the popular town of Maidenhead, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Maidenhead Train Station, a variety of local bus routes, and quick access to the A404(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 83 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk