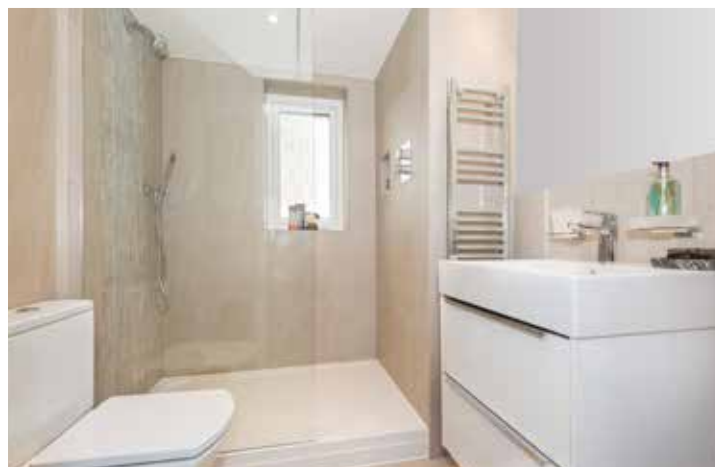




## LENNOX HOUSE

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RAY PARK AVENUE, MAIDENHEAD, BERKSHIRE SL6 8DT



## DEVELOPMENT

An exclusive collection of stylish one bedroom apartments in a much favoured tree lined avenue within a mile of Maidenhead Town Centre and a short walk to The River Thames.

These high spec apartments have been thoughtfully designed to meet the needs and demands of modern day living with carefully planned contemporary kitchens, spacious shower rooms and gas fired central heating providing affordable living in a lovely setting. Each apartment will benefit from an entry phone system for added security and convenience and there is also a lift providing easy access to the first and second floors of the building.

## LOCATION

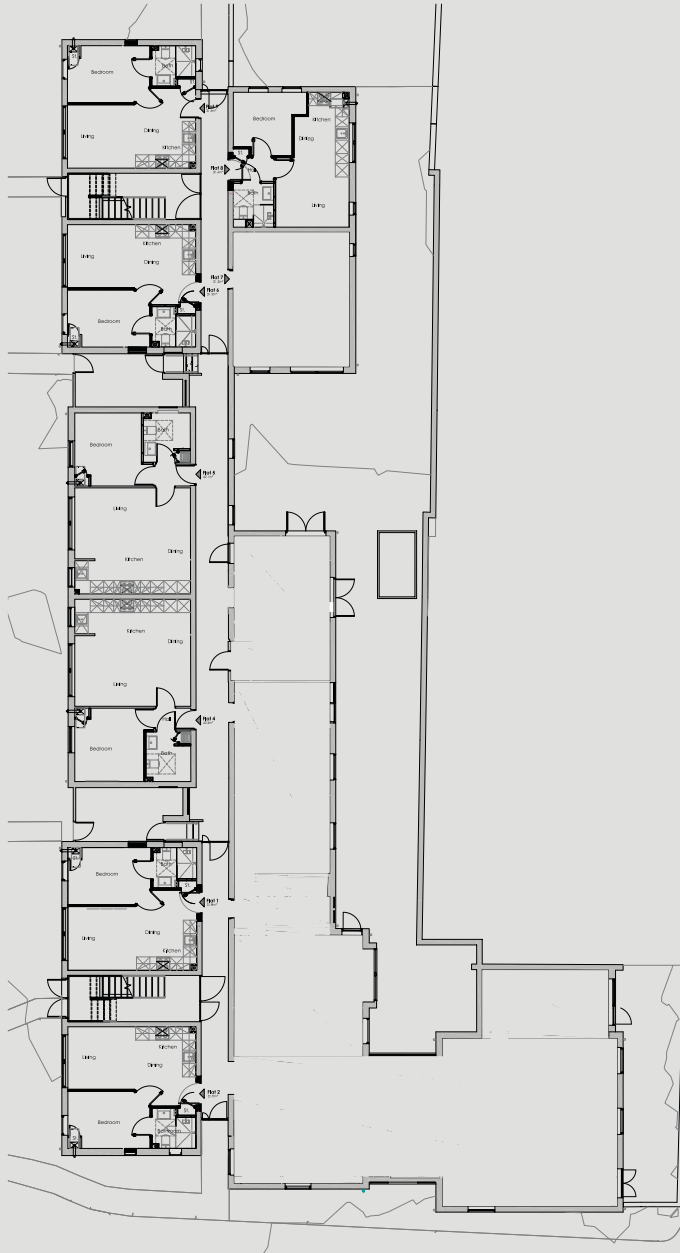
A short walk from the natural beauty of the River Thames and the popular Boulton's Lock area of Maidenhead this development is close to the A4 Bath Road with road links to M4/M40 with Heathrow under a 20 minute drive away. Lennox House is positioned conveniently just a mile from Maidenhead Station which is soon to benefit from Crossrail in 2019 providing direct train link to Central London, West End and Canary Wharf. Currently the existing high speed train link is providing direct services to Paddington in 19 minutes & Reading within 17 minutes.

Sporting facilities are varied with golf at Temple, Stoke Park, Burnham Beeches and Beaconsfield. Sailing is available at Upper Thames Sailing Club, Bourne End and also at Cookham Reach Sailing Club and there is racing available at Windsor, Ascot and Newbury. In addition there is a wide variety of cultural events at Cliveden National Trust, The Swan Theatre in High Wycombe and the Theatre Royal in Windsor.





# GROUND FLOOR



## FLAT 1

<b>Living/Diner/Kitchen:</b>	5.75m x 3.57m
<b>Bedroom:</b>	3.70m x 2.56m
<b>Bathroom:</b>	2.00m x 1.84m

## FLAT 2

<b>Living/Diner/Kitchen:</b>	5.70m x 3.50m
<b>Bedroom:</b>	3.68m x 2.57m
<b>Bathroom:</b>	1.92m x 1.82m

## FLAT 4

<b>Living/Diner/Kitchen:</b>	5.15m x 4.79m
<b>Bedroom:</b>	3.10m x 3.28m
<b>Bathroom:</b>	2.02m x 2.20m

## FLAT 5

<b>Living/Diner/Kitchen:</b>	5.15m x 4.79m
<b>Bedroom:</b>	3.10m x 3.28m
<b>Bathroom:</b>	2.02m x 2.20m

## FLAT 6

<b>Living/Diner/Kitchen:</b>	5.70m x 3.50m
<b>Bedroom:</b>	3.68m x 2.57m
<b>Bathroom:</b>	1.92m x 1.82m

## FLAT 8

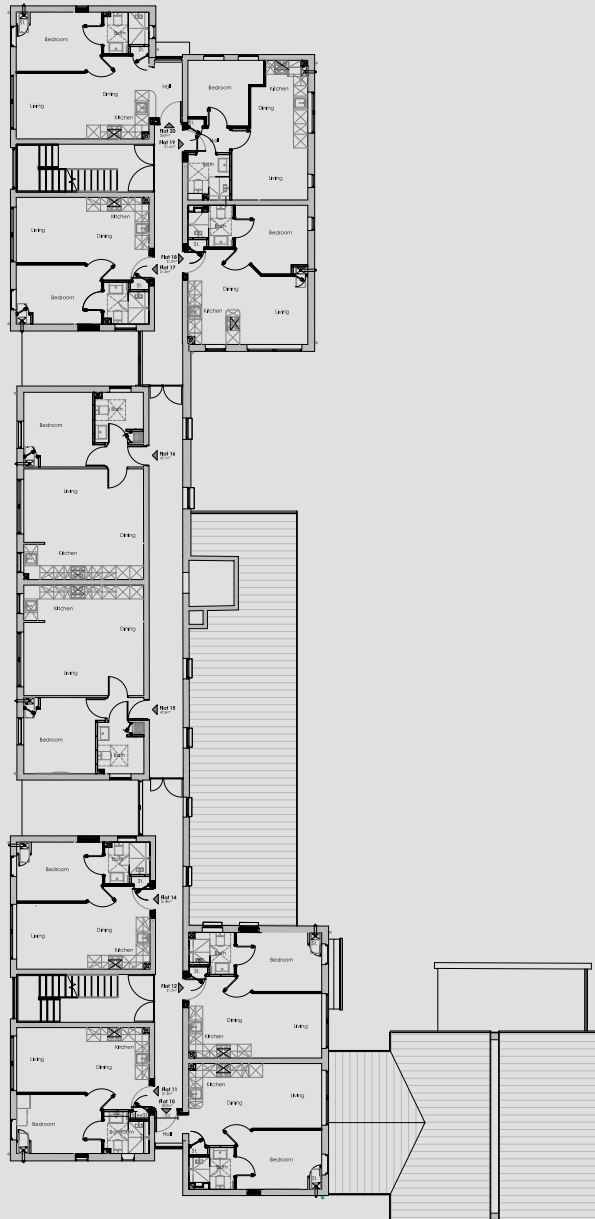
<b>Living/Diner/Kitchen:</b>	3.28m x 6.00m
<b>Bedroom:</b>	2.55m x 2.84m
<b>Bathroom:</b>	1.81m x 1.74m

## FLAT 9

<b>Living/Diner/Kitchen:</b>	5.75m x 3.57m
<b>Bedroom:</b>	3.70m x 2.56m
<b>Bathroom:</b>	2.00m x 1.84m

*All measurements are approximate and for guidance only.*

# FIRST FLOOR



## FLAT 10

Hall:	1.21m x 1.40mm
Living/Diner/Kitchen:	5.75m x 35.5m
Bedroom:	3.69m x 2.56m
Bathroom:	2.01m x 1.80m

## FLAT 11

Living/Diner/Kitchen:	5.75m x 3.57m
Bedroom:	3.70m x 2.56m
Bathroom:	2.00m x 1.84m

## FLAT 12

Living/Diner/Kitchen:	5.75m x 35.5m
Bedroom:	3.69m x 2.56m
Bathroom:	2.01m x 1.80m

## FLAT 14

Living/Diner/Kitchen:	5.75m x 3.57m
Bedroom:	3.70m x 2.56m
Bathroom:	2.00m x 1.84m

## FLAT 15

Living/Diner/Kitchen:	5.15m x 4.79m
Bedroom:	3.10m x 3.28m
Bathroom:	2.02m x 2.20m

## FLAT 16

Living/Diner/Kitchen:	5.15m x 4.79m
Bedroom:	3.10m x 3.28m
Bathroom:	2.02m x 2.20m

## FLAT 17

Living/Diner/Kitchen:	5.70m x 3.50m
Bedroom:	3.68m x 2.57m
Bathroom:	1.92m x 1.82m

## FLAT 18

Living/Diner/Kitchen:	3.28m x 6.00m
Bedroom:	2.55m x 2.84m
Bathroom:	1.81m x 1.74m

## FLAT 19

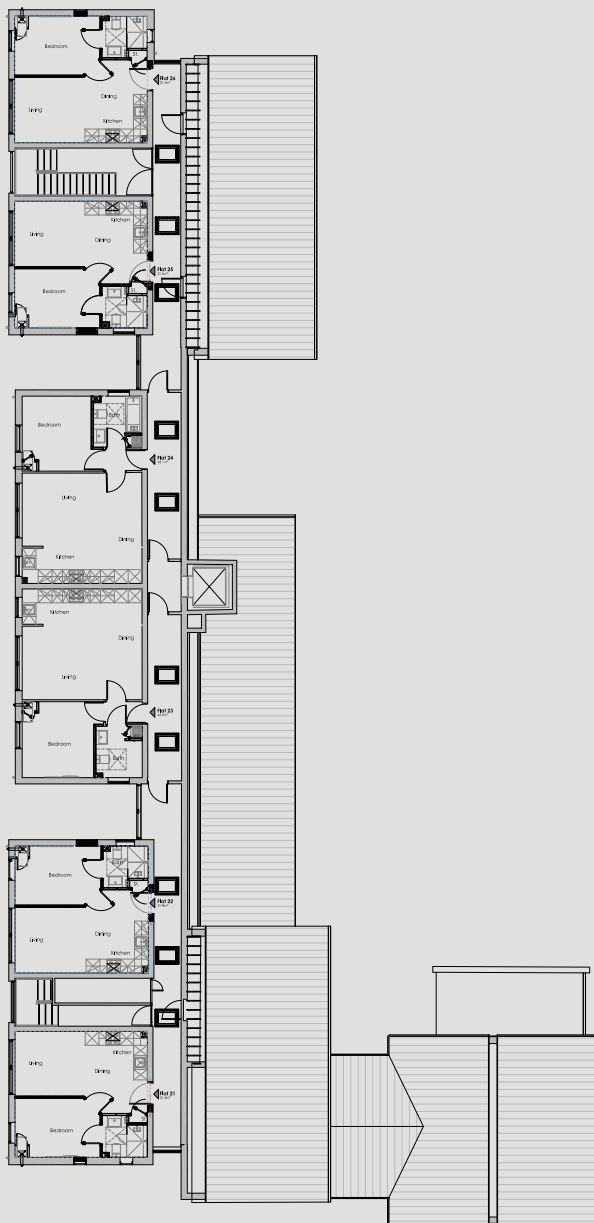
Living/Diner/Kitchen:	3.28m x 6.00m
Bedroom:	2.55m x 2.84m
Bathroom:	1.81m x 1.74m

## FLAT 20

Hall:	1.45m x 2.69mm
Living/Diner/Kitchen:	5.75m x 3.57m
Bedroom:	3.70m x 2.56m
Bathroom:	2.00m x 1.84m

*All measurements are approximate and for guidance only.*

## SECOND FLOOR



### FLAT 21

**Living/Diner/Kitchen:** 5.75m x 3.57m

**Bedroom:** 3.70m x 2.56m

**Bathroom:** 2.00m x 1.84m

### FLAT 22

**Living/Diner/Kitchen:** 5.70m x 3.50m

**Bedroom:** 3.68m x 2.57m

**Bathroom:** 1.92m x 1.82m

### FLAT 23

**Living/Diner/Kitchen:** 5.15m x 4.79m

**Bedroom:** 3.10m x 3.28m

**Bathroom:** 2.18m x 2.20m

### FLAT 24

**Living/Diner/Kitchen:** 5.15m x 4.79m

**Bedroom:** 3.10m x 3.28m

**Bathroom:** 2.10m x 2.20m

### FLAT 25

**Living/Diner/Kitchen:** 5.70m x 3.50m

**Bedroom:** 3.68m x 2.63m

**Bathroom:** 1.92m x 1.82m

### FLAT 26

**Living/Diner/Kitchen:** 5.70m x 3.50m

**Bedroom:** 3.68m x 2.57m

**Bathroom:** 1.92m x 1.82m

*All measurements are approximate and for guidance only.*

# SPECIFICATIONS

## KITCHENS

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- Magnet Luna Cashmere with Granite Neive worktops
- Kori Mono Sink Mixer
- Astro Onyx Stainless Steel Sink
- AEG 4 Ring Induction Hob
- AEG Washer Dryer
- AEG 43Litre capacity Combi Oven and Grill
- Whirlpool Full Height integrated Fridge Freezer
- Whirlpool Undercounter Dishwasher
- Explaire CV4S Simply Silent Extractor Fan
- KSR LED Spotlights
- Aico Combined Smoke and Heat Detector
- Aico Carbon Detector
- Karndeane Niveus Flooring
- Master TV Point (Sat+/TV/BT & D/S/S)
- BT Point
- K Flat Kompact Premium

## BATHROOMS

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- Photon Mixer Tap
- Aquablade Slimline Shower Head
- Roca Sanitary Ware
- Roca Inspira vanity unit

- Explaire CV4S Simply Silent Extractor Fan
- Knightsbridge Mini Spotlights
- KSR LED Spotlights
- Electric Towel Rail
- Ragno earth grey wall to floor tiles
- Monte Carlo Light Grey split face wall to floor tiles

## GENERAL

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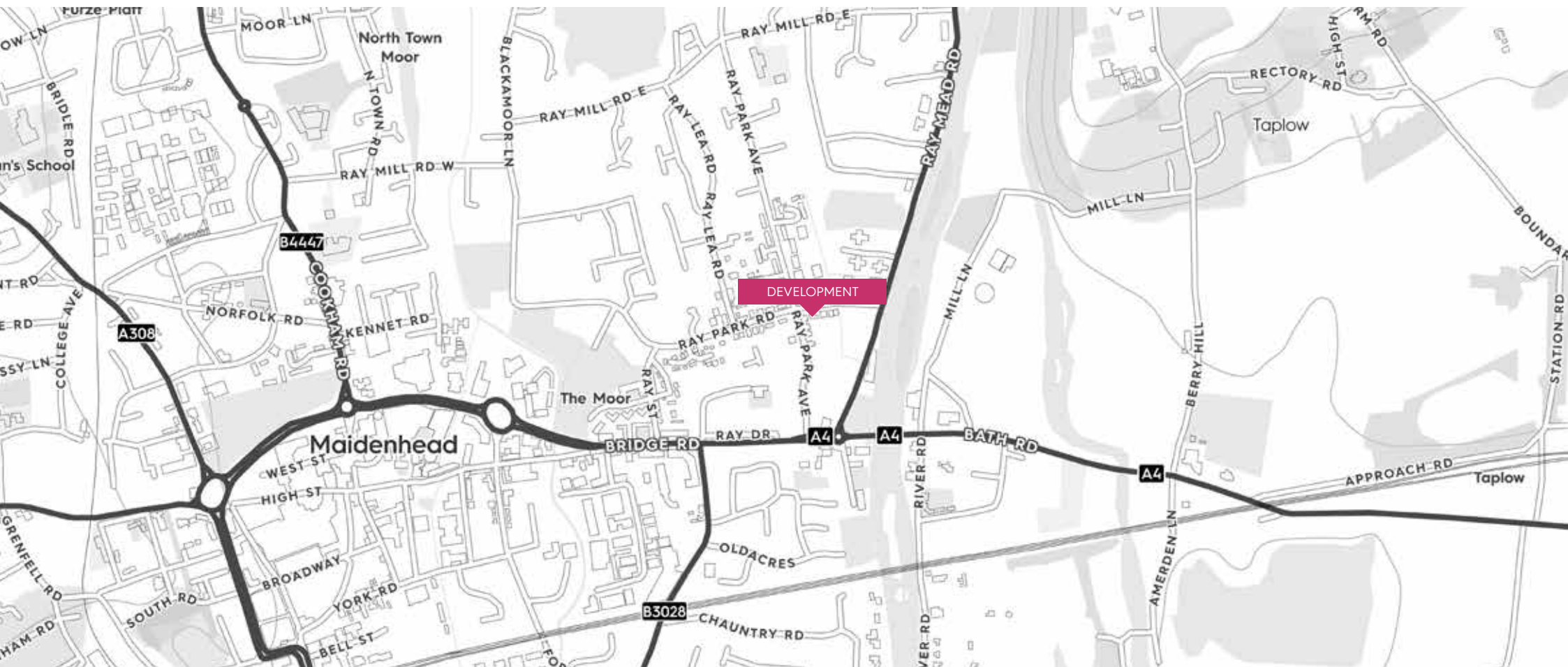
- Communal gardens
- Karndeane Niveus Flooring
- BT Points
- TV Points in Bedrooms and Living Areas
- Wired for Sky
- Worcester Boilers
- Smoke Detectors
- Entry Phone System
- Hallway storage cupboards
- Vicama doors

## 10 YEAR BUILD WARRANTY

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- 10 year CRL warranty





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