



Flat 34 Kestrel Court, 4 Heron Way, Maidenhead SL6 8DJ

welcome to

Flat 34 Kestrel Court, 4 Heron Way, Maidenhead

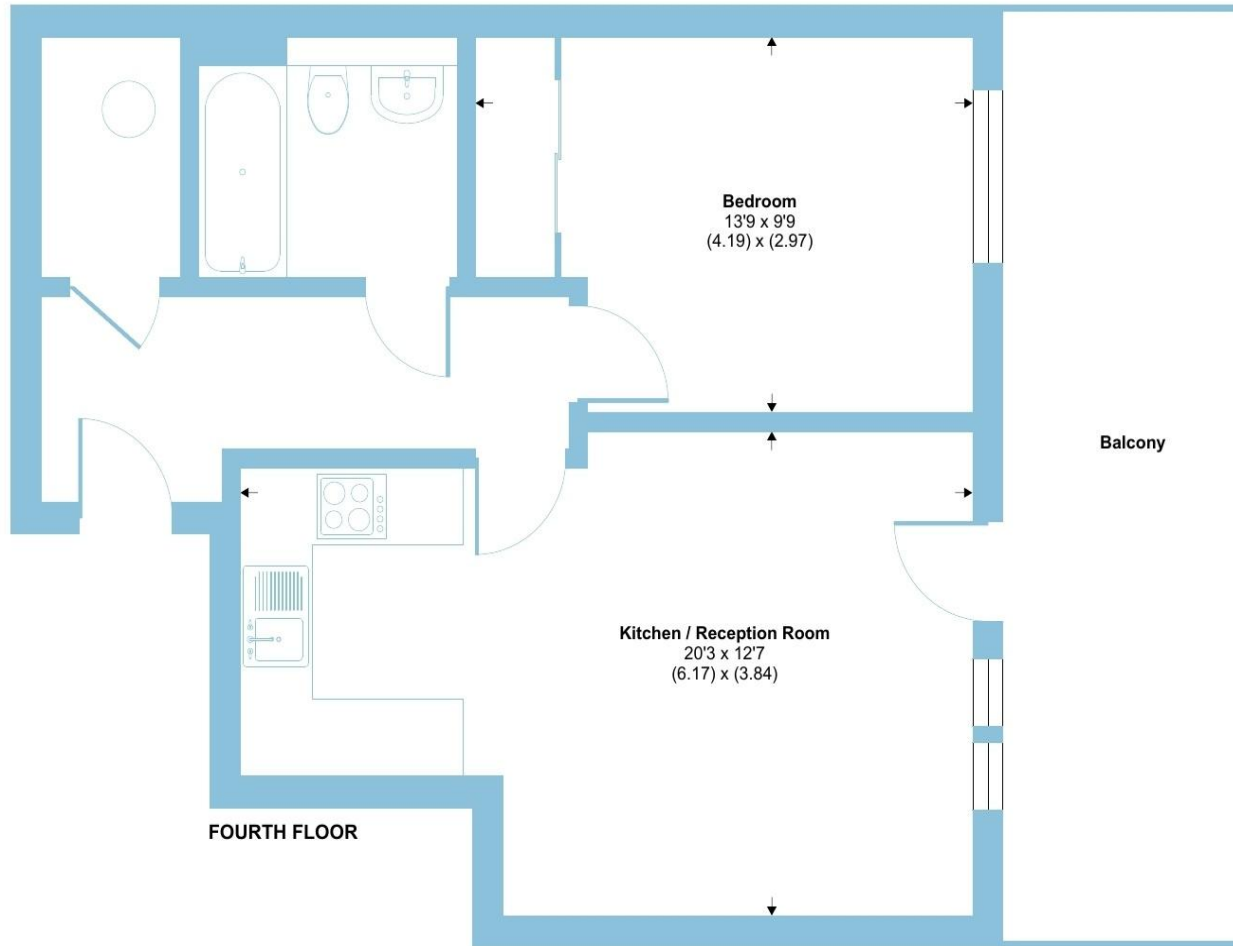
Situated within the highly sought after Boulders Meadow development, this well-presented one bedroom is offered to the market with no onward chain and benefits from an allocated parking space and a new lease upon completion.



Heron Way, Maidenhead, SL6

Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



Situated within the highly sought after Boulders Meadow development, this well-presented one bedroom apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property is offered to the market with no onward chain and will benefit from a new lease upon completion, providing peace of mind for any prospective purchaser.

Accessed via a secure communal entrance with both stairs and lift service to all floors, the apartment enjoys a convenient and comfortable setting. Internally, the accommodation comprises an inviting entrance lobby leading into a bright and spacious open-plan living area, seamlessly incorporating a well-appointed modern kitchen, creating an ideal space for both relaxing and entertaining.

The property further benefits from a generous double bedroom and a contemporary bathroom suite, all maintained in good order throughout.

Externally, there is an allocated parking space and visitor parking available.

The location is particularly appealing, offering easy access to Maidenhead town centre, with its array of shops, restaurants, and coffee houses, as well as excellent transport links including the mainline station and Elizabeth Line, making it perfect for commuters.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Barnard Marcus. REF: 900606



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Flat 34 Kestrel Court, 4 Heron Way

- ONE BEDROOM APARTMENT
- POPULAR DEVELOPMENT
- GOOD CONDITION THROUGHOUT
- EXTENDED LEASE UPON COMPLETION
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- EASY ACCESS TO TOWN CENTRE
- CLOSE TO STATION - INCLUDING ELIZABETH LINE

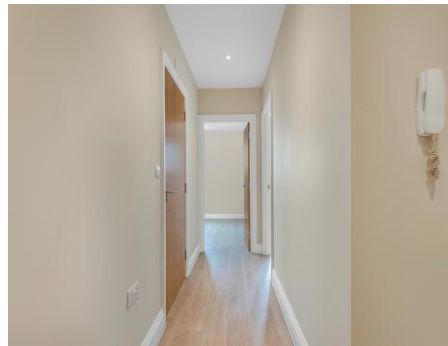
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2799.58

Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123950 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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