



**Flat 4 Birch Place, 2 Heron Way, Maidenhead SL6 8JG**

*welcome to*

## **Flat 4 Birch Place, 2 Heron Way, Maidenhead**

A well-presented two bedroom ground floor purpose-built apartment within the highly sought-after Boulters Meadow development. The property enjoys a convenient location within easy reach of the town centre and mainline station. **NO ONWARD CHAIN**. Service charge paid up until January 2027.

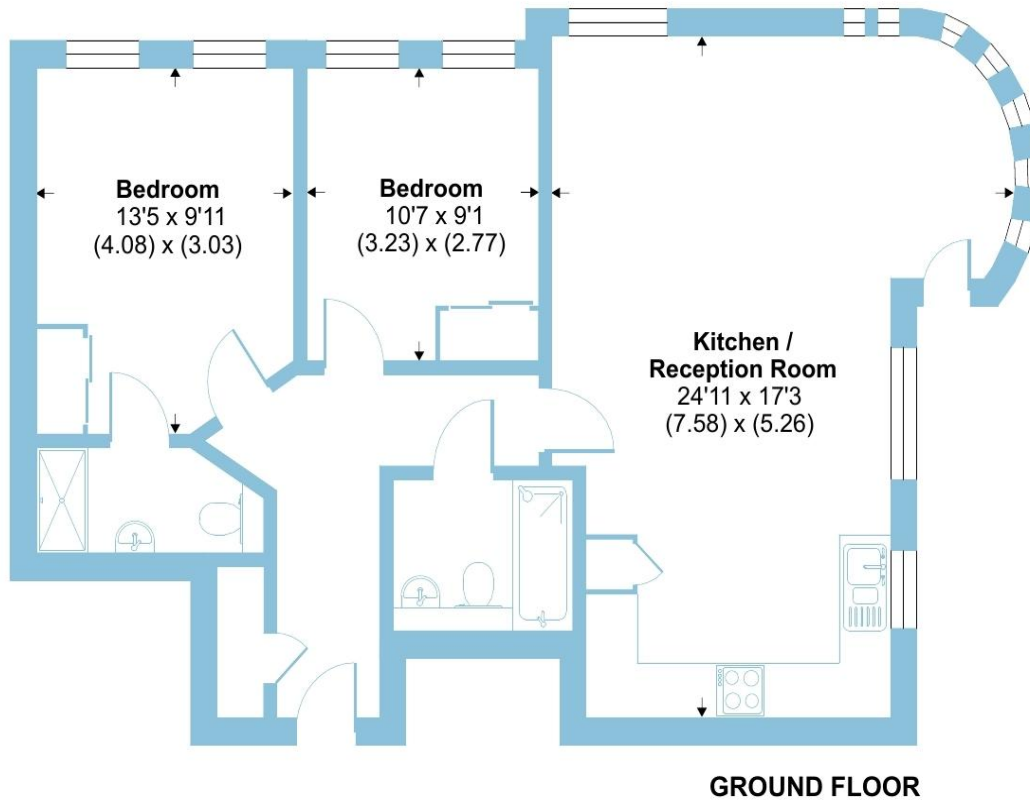




## Heron Way, Maidenhead, SL6

Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



A well-presented two bedroom ground floor purpose-built apartment, ideally positioned within the highly sought-after Boulders Meadow development. The property enjoys a convenient location within easy reach of the town centre and mainline station and is offered to the market with no onward chain.

Access is via a secure communal entrance leading to the apartment's welcoming entrance hall, which benefits from useful built-in storage cupboards. The accommodation comprises a good-sized living room, open plan to a modern fitted kitchen with integrated appliances, creating an ideal space for both relaxing and entertaining. The principal bedroom features built-in wardrobes and a well-appointed en-suite shower room, while the second double bedroom is served by the main bathroom.

Externally, residents' parking is available within the development. The seller has confirmed that the lease will be extended upon completion, making this an excellent opportunity for first-time buyers, downsizers or investors alike.

welcome to

## Flat 4 Birch Place, 2 Heron Way

- NO CHAIN
- SOUGHT AFTER MODERN DEVELOPMENT
- EASY ACCESS TO TOWN CENTRE & STATION
- TWO BEDROOMS
- TWO BATHROOMS
- LEASE EXTENSION UPON COMPLETION
- PARKING
- SERVICE CHARGE PAID UP UNTIL JANUARY 2027

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3180.00

Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD123797 - 0004

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