



Apartment 22 Waterside Court, The Colonnade, Maidenhead SL6 1DL

welcome to

Apartment 22 Waterside Court, The Colonnade, Maidenhead

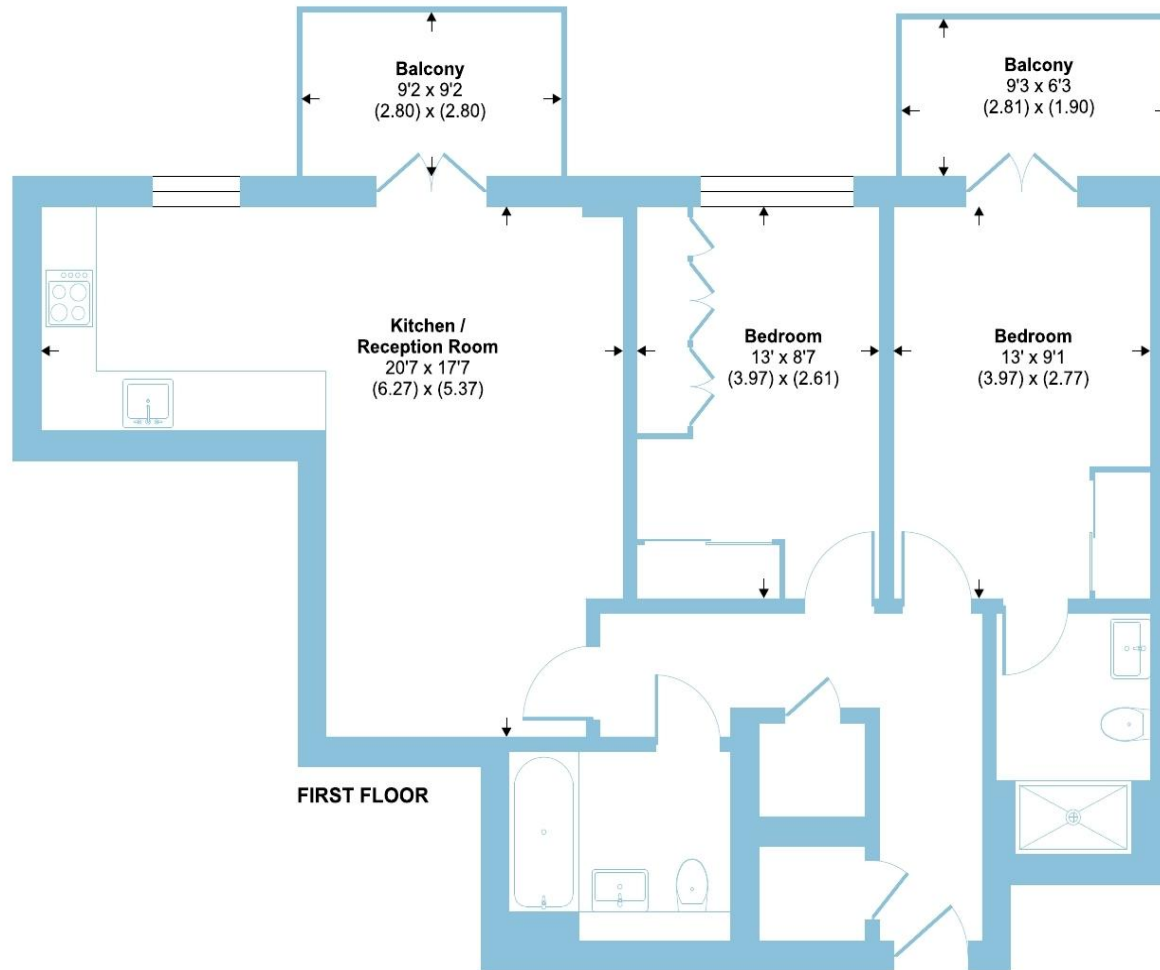
Situated in the highly sought-after Waterside Court development in the heart of Maidenhead, a beautifully presented two-bedroom apartment offering modern living in an enviable riverside setting.



Waterside Court, The Colonnade, Maidenhead, SL6

Approximate Area = 725 sq ft / 67.3 sq m

For identification only - Not to scale



This bright and spacious home features a generous open-plan living and dining area, designed to maximise natural light and create a welcoming space for both relaxing and entertaining. The contemporary fitted kitchen offers ample storage and integrated appliances, perfectly suited to modern lifestyles.

The property comprises two well-proportioned bedrooms, including a comfortable principal bedroom, alongside a stylish family bathroom finished to a high standard. Thoughtfully laid out, the apartment provides excellent storage and a practical flow throughout. There are two balconies and allocated parking.

Residents of Waterside Court benefit from well-maintained communal areas and a secure entry system, ensuring peace of mind. The development's prime location offers easy access to Maidenhead town centre, a range of shops, restaurants, and leisure facilities, as well as superb transport links including mainline rail services and convenient road connections.

Ideal for first-time buyers, downsizers, or investors alike, the property presents an exceptional opportunity to acquire a contemporary apartment in one of Maidenhead's most desirable locations.

Early viewing is highly recommended.

welcome to

Apartment 22 Waterside Court

- SOUGHT-AFTER DEVELOPMENT
- BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- TWO BALCONIES
- CONTEMPORARY FITTED KITCHEN
- SECURE ENTRY SYSTEM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jul 2020. 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

£415,000



Please note the marker reflects the postcode not the actual property

check out more properties at rogerplatt.co.uk



Property Ref:
MHD123251 - 0005

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.

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