



**Flat 4 Cygnet House, Boulters Court, Maidenhead SL6 8TU**

**welcome to**

**Flat 4 Cygnet House, Boulders Court, Maidenhead**

A beautifully presented two-bedroom ground-floor apartment situated in the highly desirable Cygnet House development, offering modern living, generous proportions and superb convenience just moments from Maidenhead town centre and transport links.

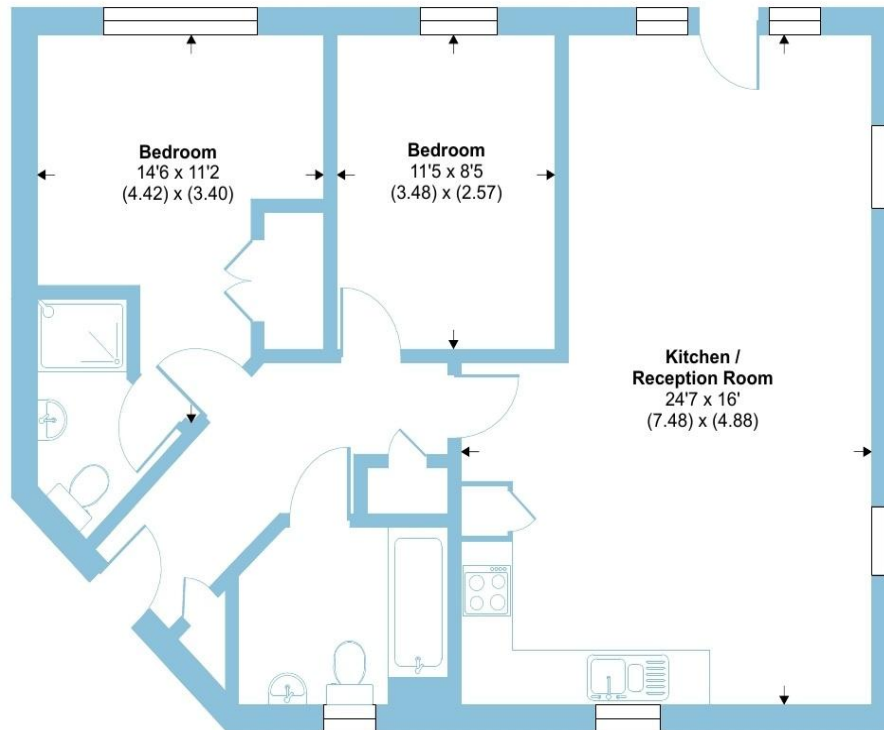




# Cygnets House, Boulton's Court, Maidenhead, SL6

Approximate Area = 753 sq ft / 70 sq m

For identification only - Not to scale



SECOND FLOOR

Upon entering, you are welcomed into a spacious hallway that provides excellent storage and leads into a bright, open-plan living and dining area. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere, while the layout offers ample space for both relaxation and entertaining. The contemporary kitchen is well-equipped with modern cabinetry, integrated appliances and generous worktop space, making it ideal for everyday cooking and hosting guests.

The property features two well-proportioned bedrooms, each offering a calm and comfortable setting. The principal bedroom includes fitted wardrobes, while the second bedroom is perfect as a guest room, nursery or dedicated home office. A stylish family bathroom with a modern three-piece suite completes the interior.

One of the standout features of this ground-floor apartment is the direct access to communal gardens, providing a pleasant outdoor space to enjoy without the maintenance responsibilities of a private garden. The development also offers allocated parking and secure entry, enhancing both ease of living and peace of mind.

Ideally located, Cygnets House is within walking distance of Maidenhead's vibrant town centre, local amenities, riverside walks and Maidenhead Station - offering fast Elizabeth Line services into London. With superb access to the A404 and M4, the property is perfectly positioned for commuters.

welcome to

## Flat 4 Cygnet House, Boulters Court

- HIGHLY DESIRABLE DEVELOPMENT
- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT
- CONTEMPORARY KITCHEN
- TWO WELL PROPORTIONED BEDROOMS
- DIRECT ACCESS TO COMMUNAL GARDENS
- ALLOCATED PARKING
- WITHIN WALKING DISTANCE OF TOWN & STATION
- SUPERB ACCESS TO A404 & M4

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1698.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £367,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD119418 - 0005

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