



Flat 9 Moorland Place, 31 Kingfisher Drive, Maidenhead SL6 8EL

welcome to

Flat 9 Moorland Place, 31 Kingfisher Drive, Maidenhead

A well presented first floor apartment sitting at the end of the building, therefore with many more windows creating a light, bright living space. lease extension on completion, no onward chain.

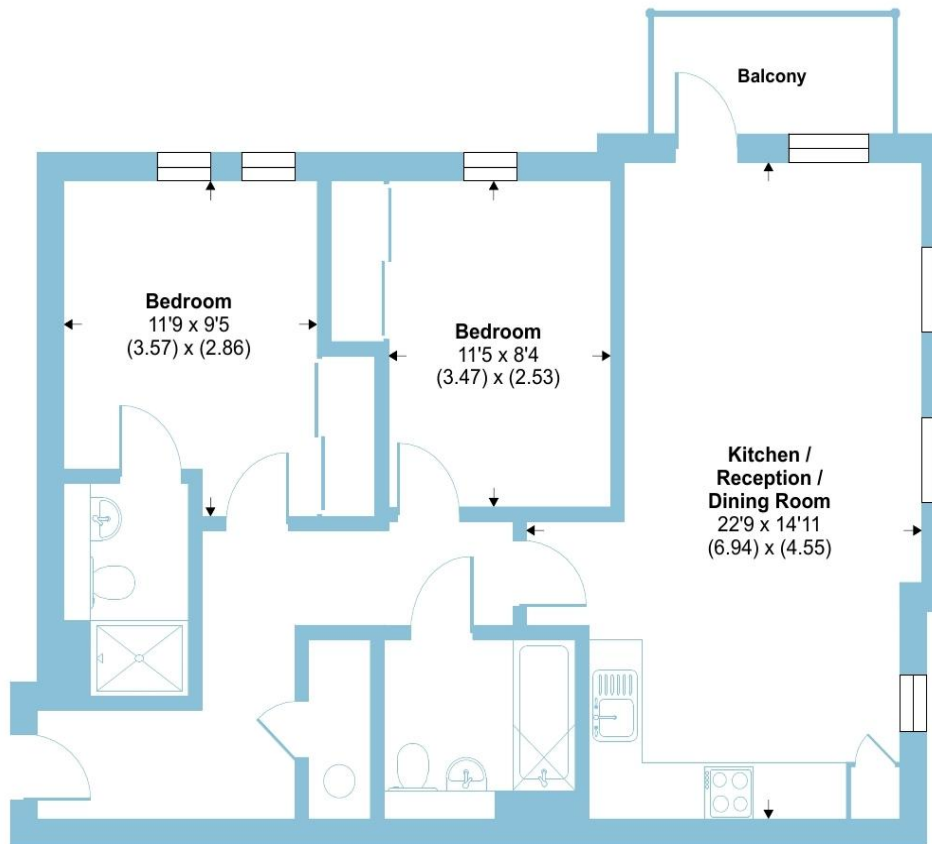




Kingfisher Drive, Maidenhead, SL6

Approximate Area = 728 sq ft / 67.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1500447



This well presented first floor apartment offers stylish, contemporary living throughout and is perfectly suited to first-time buyers, professionals, investors, or those looking to downsize.

Situated within a popular modern development, the property combines generous accommodation with a highly convenient location, approximately 1.2 miles from the railway station and close to a selection of well-regarded schools.

The accommodation centres around a spacious open-plan lounge/dining area - a bright, light space due to being at the end of the building, therefore with many more windows. There is access to the balcony, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen is well-appointed and there are two well-proportioned double bedrooms, both benefiting from built-in wardrobes and the main bedroom having a stylish en-suite shower room with the main bathroom servicing the other bedroom.

Additional features include lift access to upper floors, double glazed windows, gas central heating, allocated private parking space, use of shared secure storage area for bicycles etc. White goods are included - fridge/ freezer, washing machine, separate condenser tumble dryer, dishwasher and built in oven; and the property will also benefit from zero ground rent with the lease extension, making it an attractive long-term purchase in a sought-after residential location.

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- NO CHAIN
- LIFT ACCESS
- LIGHT, BRIGHT ACCOMMODATION
- TWO BEDROOMS, TWO BATHROOMS
- ALLOCATED PRIVATE PARKING SPACE
- USE OF SHARED STORAGE AREA FOR BICYCLES, ETC
- ZERO GROUND RENT WTH LEASE EXTENSION
- WHITE GOODS INCLUDED - FRIDGE/FREEZER, WASHING MACHINE, SEPARATE CONDENSER TUMBLE DRYER, DISHWASHER & BUILT-IN OVEN

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: D Service Charge: 3242.00

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.

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD124068 - 0003

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