



Flat 35 Kestrel Court, 4 Heron Way, Maidenhead SL6 8DJ

welcome to

Flat 35 Kestrel Court, 4 Heron Way, Maidenhead

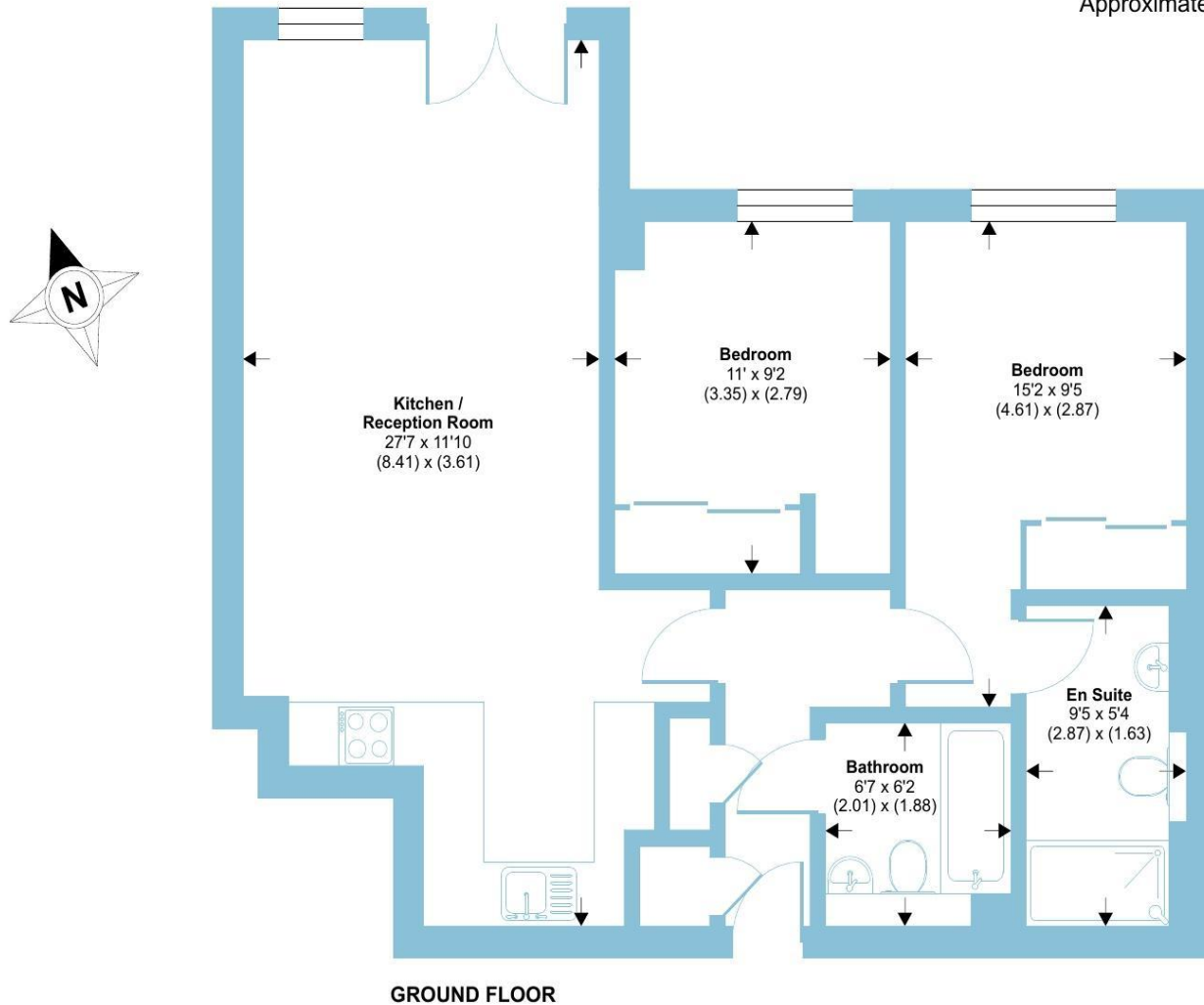
This two double bedroom ground floor apartment is situated within a popular residential development, conveniently located close to Maidenhead town centre and mainline railway station, offering excellent transport links and a wide range of local amenities. * **LEASE CURRENTLY BEING EXTENDED** *



Heron Way, Maidenhead, SL6

Approximate Area = 723 sq ft / 67.2 sq m

For identification only - Not to scale



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: 1512259



The property provides spacious and well-balanced accommodation throughout, featuring a bright and welcoming living room with direct access onto a private patio area, creating an ideal space for relaxing or entertaining. The adjoining kitchen is well-equipped with a range of fitted units and ample worktop space, recently replaced electric gas hob, boiler, washing machine and dishwasher.

Both bedrooms are generous doubles with fitted wardrobes and the principal bedroom benefiting from a modern en-suite shower room. A separate family bathroom serves the second bedroom and guests, providing added convenience and flexibility.

The apartment enjoys the practical advantages of ground floor living, together with allocated parking and well-maintained communal grounds. The private patio offers a pleasant outdoor seating area and a seamless extension of the living space.

Ideally suited to first-time buyers, professionals, downsizers or investors, this attractive apartment combines comfortable living, excellent convenience and a sought-after location within easy reach of Maidenhead's vibrant town centre, Elizabeth Line services and extensive leisure, shopping and dining facilities.

welcome to

Flat 35 Kestrel Court, 4 Heron Way

- POPULAR RESIDENTIAL DEVELOPMENT
- WITHIN EASY REACH OF TOWN AND STATION/ELIZABETH LINE
- TWO DOUBLE BEDROOMS
- LIVING ROOM WITH DIRECT ACCESS TO PATIO
- RECENTLY REPLACED ELECTRIC GAS HOB, BOILER, WASHING MACHINE & DISHWASHER
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- LEASE CURRENTLY BEING EXTENDED

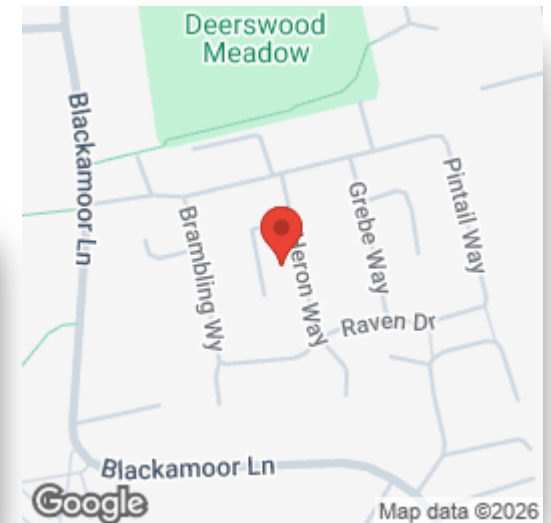
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 500.00

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.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123455 - 0002

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