



**Flat 13 Swallowfield Court, 33 Kingfisher Drive, Maidenhead SL6 8FH**

*welcome to*

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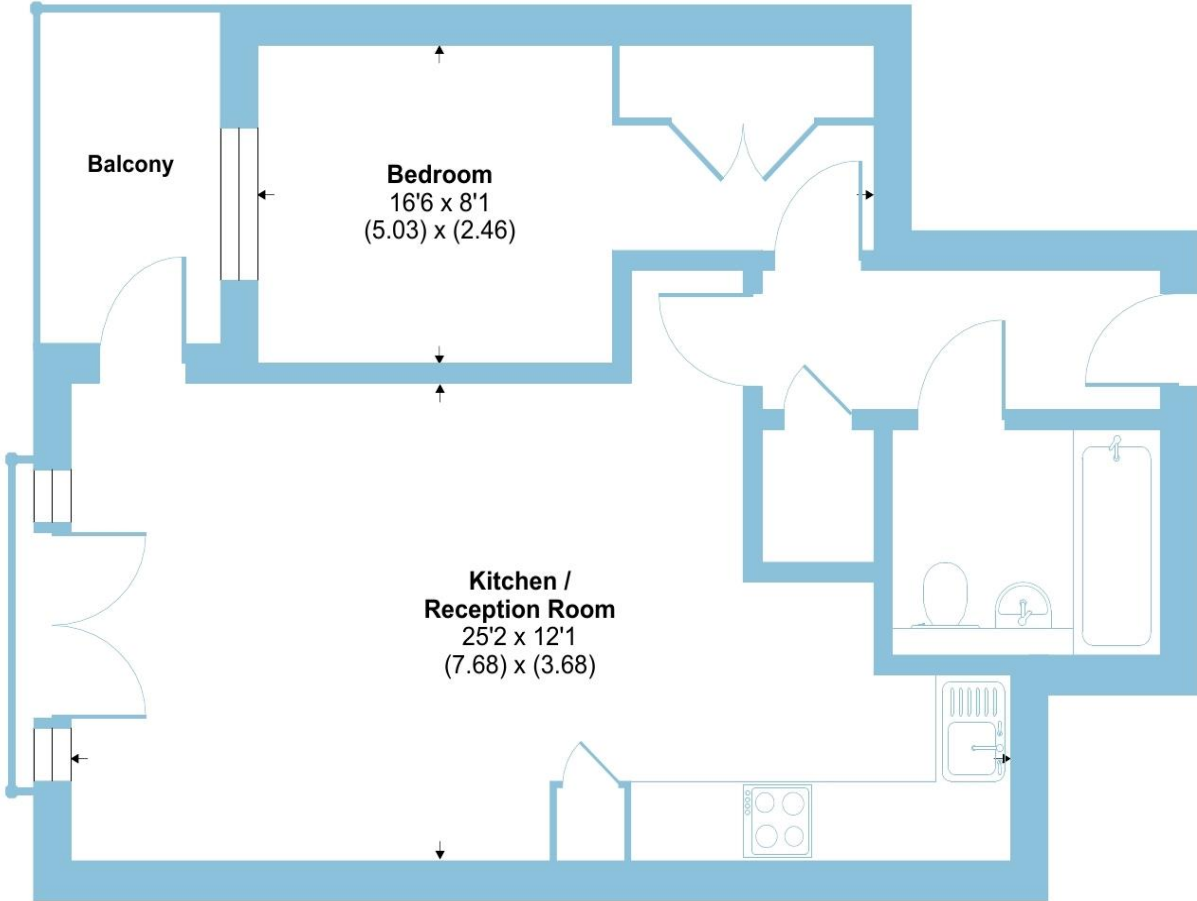
A fantastic first floor apartment available with **NO CHAIN**. Open plan living with a recessed kitchen the living room has Juliette balcony doors with an additional balcony to the side. A spacious bedroom with built-in storage is bright and airy with the bathroom off the main hallway which has additional storage cupboard. Allocated parking accompanies this great apartment.



# Swallowfield Court, Kingfisher Drive, Maidenhead, SL6

Approximate Area = 491 sq ft / 45.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Barnard Marcus. REF: 1084422





welcome to

## Flat 13 Swallowfield Court, 33 Kingfisher Drive, Maidenhead

- NO CHAIN
- FIRST FLOOR
- BALCONY
- ALLOCATED PARKING
- OPEN PLAN
- UNDER A MILE TO STATION

Tenure: Leasehold EPC Rating: B

# £240,000



Please note the marker reflects the  
postcode not the actual property

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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.



Property Ref:  
MHD121116 - 0002

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.

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