



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

welcome to

Apartment 1 Waterside Court, The Colonnade, Maidenhead

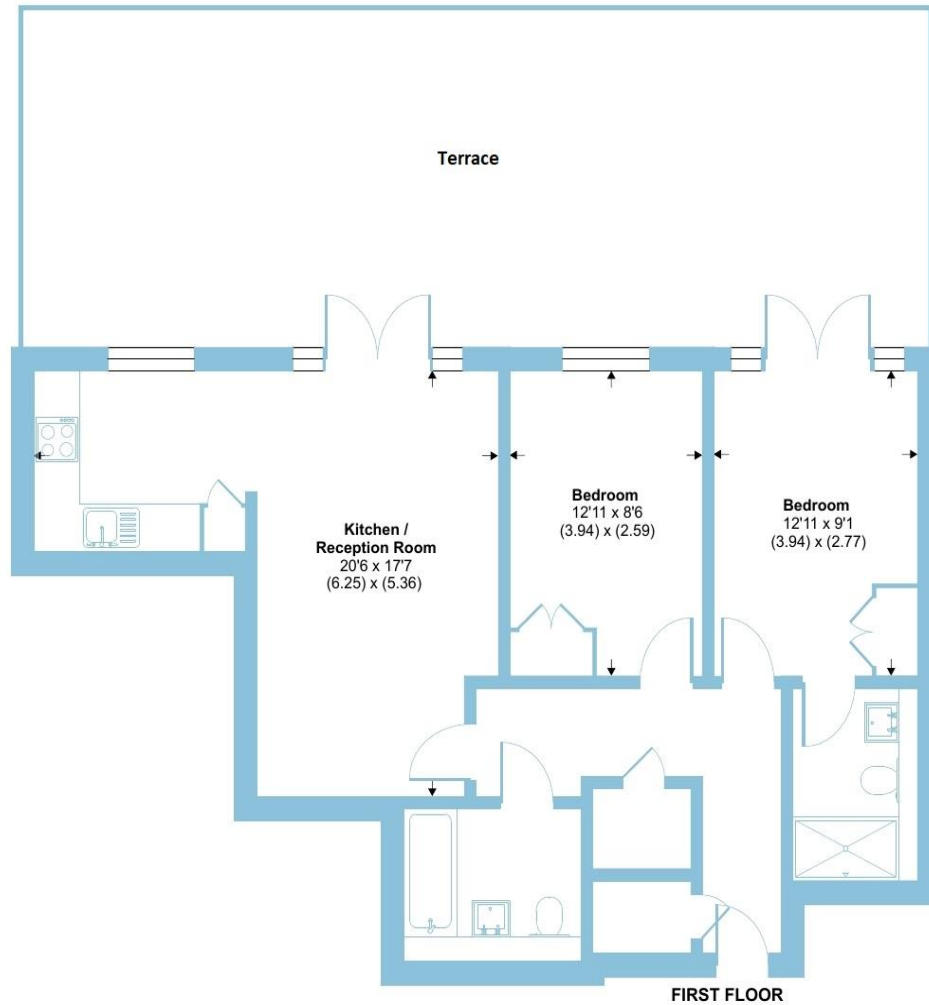
A beautiful two bedroom apartment located on the first floor of this modern development built by Shanly Homes in 2021, only a 10 minute walk to the mainline train station/Elizabeth Line with direct trains to Paddington/central London only taking 20 minutes. The property boasts 720 sqft of living space including wood flooring in the living areas and carpet in the bedrooms. This apartment comprises: two large double bedrooms, two bathrooms, open plan kitchen/diner and living room. Noteworthy features of this apartment are the large terrace (12m x 4m), underfloor heating, open plan living and underground gated parking. There is also a lift to all floors and a concierge.



Waterside Court, The Colonnade, Maidenhead, SL6

Approximate Area = 720 sq ft / 66.9 sq m

For identification only - Not to scale



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: 1091243



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Apartment 1 Waterside Court, The Colonnade

- MODERN TOWN CENTRE DEVELOPMENT
- 10 MINUTE WALK TO TRAIN STATION/ELIZABETH LINE
- 720 SQFT OF LIVING SPACE
- WOOD FLOORING, LARGE TERRACE (12m x 4m)
- TWO LARGE DOUBLE BEDROOMS
- TWO BATHROOMS
- UNDERGROUND GATED PARKING
- LIFT TO ALL FLOORS, CONCIERGE

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 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 over

£450,000



view this property online rogerplatt.co.uk/Property/MHD121157

Please note the marker reflects the postcode not the actual property



Property Ref:
MHD121157 - 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.


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01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB



rogerplatt.co.uk