



Flat 3 Swallowfield Court, 33 Kingfisher Drive, Maidenhead SL6 8FH

welcome to

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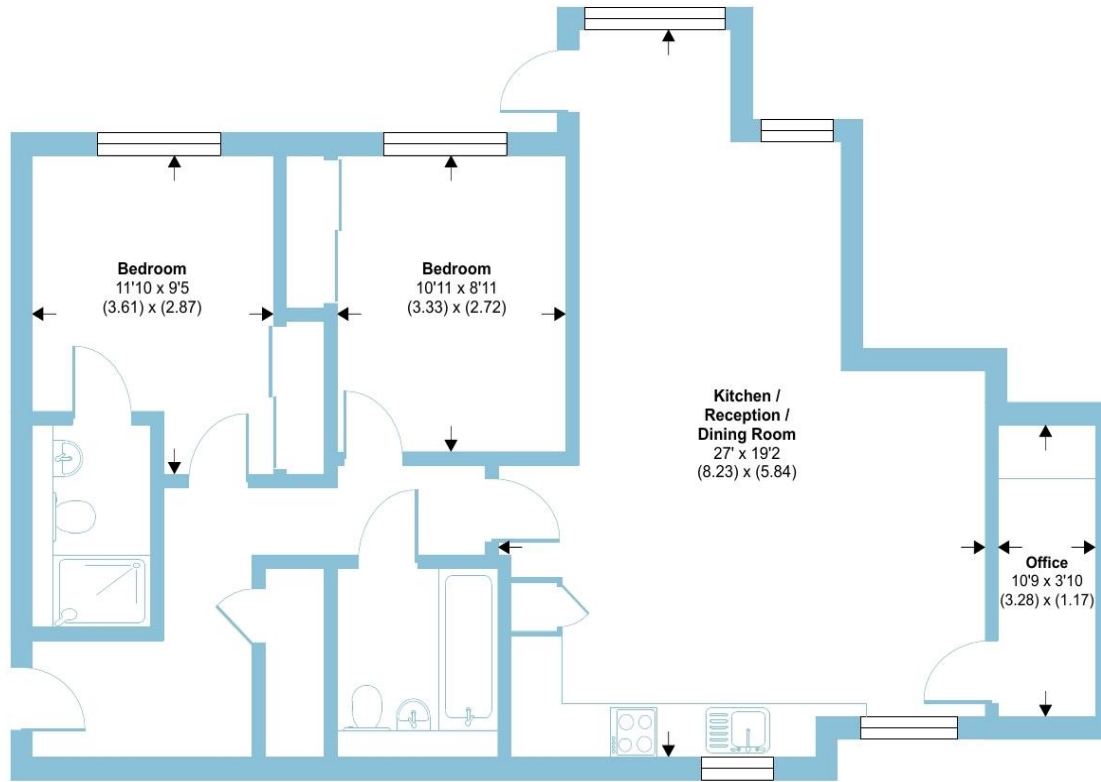
**** NO CHAIN **** A two bedroom apartment located in the Boulders Meadow development built just 10 years ago. The property is the largest flat in the block and is presented for sale in great condition. Benefits include a home office space, open plan kitchen/diner/living room, dedicated/own parking and private access.



Kingfisher Drive, Maidenhead, SL6

Approximate Area = 859 sq ft / 79.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 1000305



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Flat 3 Swallowfield Court, 33 Kingfisher Drive, Maidenhead

- NO CHAIN
- PRIVATE DEVELOPMENT BUILT JUST 10 YEARS AGO
- LARGEST FLAT IN THE BLOCK
- PRESENTED IN GREAT CONDITION
- HOME OFFICE SPACE
- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- TWO BEDROOMS
- DEDICATED/OWN PARKING
- PRIVATE ACCESS

Tenure: Leasehold EPC Rating: C
offers over

£325,000



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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:
MHD120243 - 0010

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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Please note the marker reflects the
postcode not the actual property