



**Flat 31 Lea House, 1 Kidwells Close, Maidenhead SL6 8FF**

**welcome to**

## **Flat 31 Lea House, 1 Kidwells Close, Maidenhead**

Situated in the popular Kidwells Close development is this beautifully presented one bedroom upper floor apartment being sold with a long lease in excess of 110 years. The communal area is accessed via a secure entry-system and the stairs lead to the upper floors and there is also lift access. The property is in excellent condition throughout with accommodation comprising: lovely open plan living incorporating the very well-appointed modern kitchen with some integrated appliances and the sitting room with picture windows allowing natural light into the property. There is a utility room for a washing machine/storage and a good size double bedroom, modern fitted bathroom and a long lease in excess of 110 years. Kidwells Close is well located, being within a short walk of the town centre and mainline train station/Elizabeth Line with direct trains to London Paddington in as little as 18 minutes.



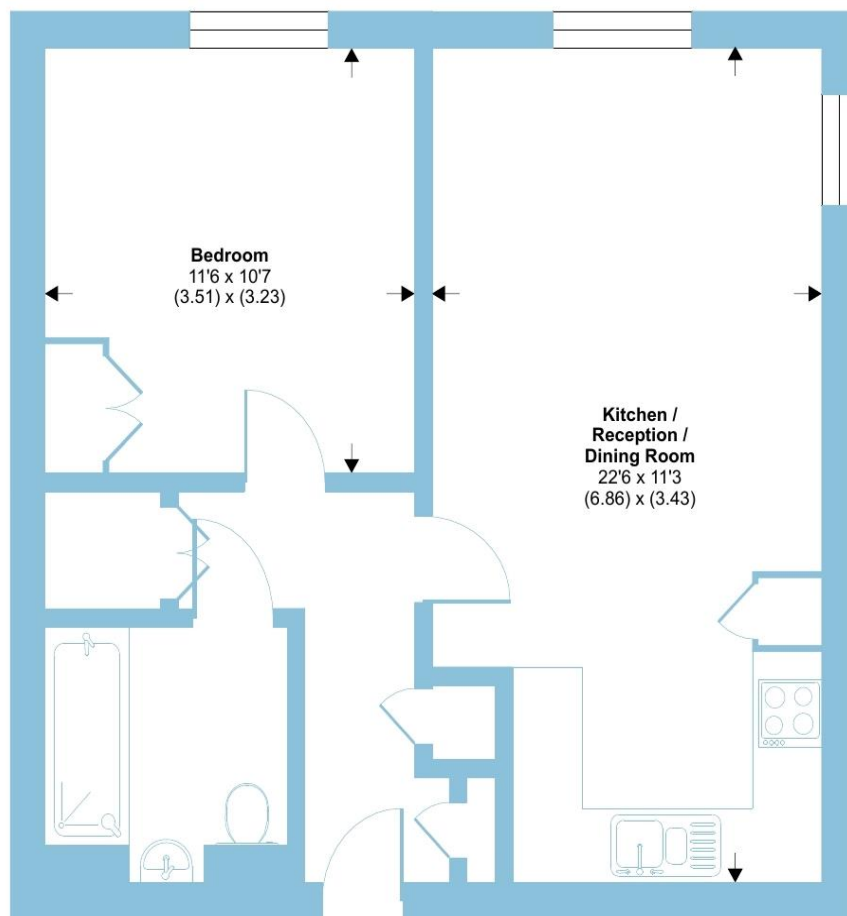




## Kidwells Close, Maidenhead, SL6

Approximate Area = 505 sq ft / 46.9 sq m

For identification only - Not to scale



**THIRD FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1248031



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## **Flat 31 Lea House, 1 Kidwells Close**

- BEAUTIFULLY APPOINTED APARTMENT
- UPPER FLOOR WITH LIFT ACCESS
- LONG LEASE
- MODERN FITTED KITCHEN & OPEN PLAN LIVING
- MODERN BATHROOM
- SPACIOUS DOUBLE BEDROOM
- UTILITY ROOM FOR A WASHING MACHINE/STORAGE
- CLOSE TO TOWN CENTRE
- SHORT WALK FROM STATION

**Tenure: Leasehold EPC Rating: Awaited**

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Oct 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD122377 - 0002

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