



Apartment 77 Waterside Court, The Colonnade, Maidenhead SL6 1DL

welcome to

Apartment 77 Waterside Court, The Colonnade, Maidenhead

Situated within a prestigious Shanly Homes development is this beautiful one-bedroom flat, located amidst the thriving gastronomic quarter of Maidenhead town centre. This property boasts 527sqft of living space, including a beautiful balcony, underground parking, lifts to all floors and a concierge.

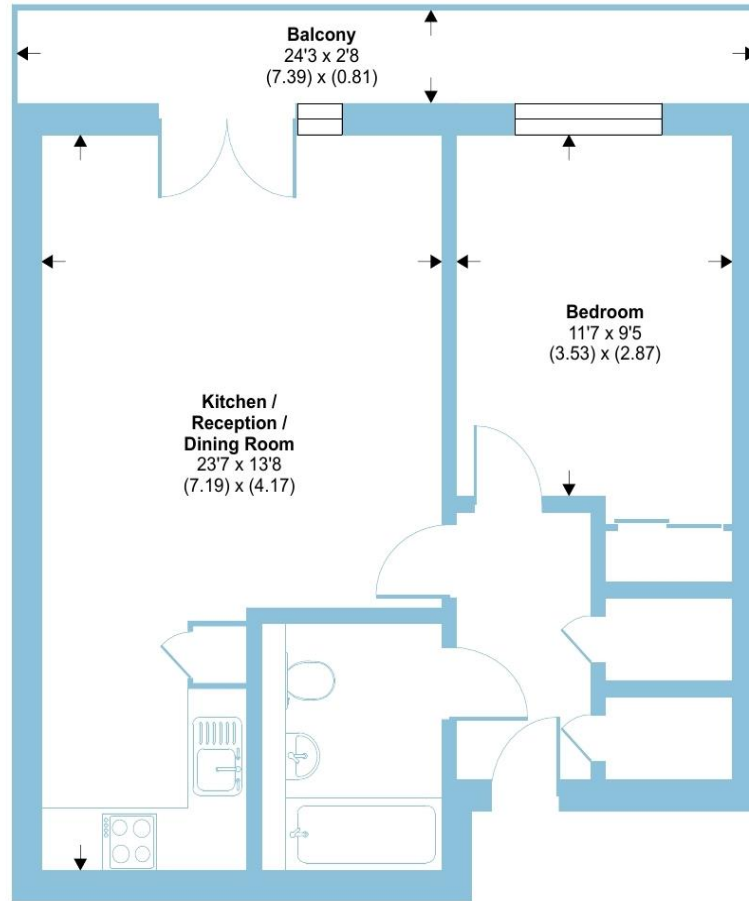




Waterside Court, Maidenhead, SL6

Approximate Area = 527 sq ft / 48.9 sq m

For identification only - Not to scale



SIXTH FLOOR

Positioned along the canal, this flat enjoys a central location with easy access to all the amenities Maidenhead Town Centre has to offer, from shops, cafes, and restaurants to leisure facilities and green spaces. Maidenhead Railway Station, just a short walk away, offers direct services to London Paddington in under 30 minutes, making it an ideal spot for commuters. Additionally, the nearby A404 and M4 provide excellent road links for those driving.

Developed by the renowned Shanly Homes, the building is finished to the highest of standards and is well-maintained, ensuring that residents can enjoy a safe, comfortable, and stylish living environment.

The communal areas are always kept pristine, and the development is designed to provide an exclusive and peaceful atmosphere for all residents. Within the flat, the open-plan design seamlessly connects the living area with the modern kitchen, which is fully equipped with high-end appliances and sleek, contemporary finishes.

One of the standout features of this apartment is the private balcony, which extends directly from the living room, and underfloor heating! For added convenience, this flat comes with an allocated underground parking space, ensuring you'll never have to worry about parking in the busy town centre.

The development also boasts a concierge service, offering assistance with everyday needs and ensuring that residents enjoy a high level of security and service. It is being sold with no onward chain!



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Barnard Marcus. REF: 1262362



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Apartment 77 Waterside Court

- NO ONWARD CHAIN
- EVER POPULAR SHANLY HOMES DEVELOPMENT
- STONE'S THROW FROM THE ELIZABETH LINE
- ALLOCATED UNDERGROUND PARKING
- CONCIERGE SERVICE
- LARGE BALCONY
- OPEN-PLAN LIVING AND KITCHEN AREA
- CLOSE TO AMENITIES, RESTAURANTS AND SHOPS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1814.00

Ground Rent: 295.00

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.

£310,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD122401



Property Ref:
MHD122401 - 0004

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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