



Flat 11 Moorland Place, 31 Kingfisher Drive, Maidenhead SL6 8EL

welcome to

Flat 11 Moorland Place, 31 Kingfisher Drive, Maidenhead

Situated within the ever popular Boulders Meadow development is this well-presented one bedroom apartment being sold with **NO ONWARD CHAIN**. The light & bright living room has access to the balcony and is open plan to the very well-appointed kitchen. Completing the accommodation is the double bedroom and there is a modern bathroom. There is also the added benefit of resident's parking. For the commuter, the property is approximately a 1.1 mile walk to Maidenhead Station which benefits from both Crossrail and fast trains to Paddington.

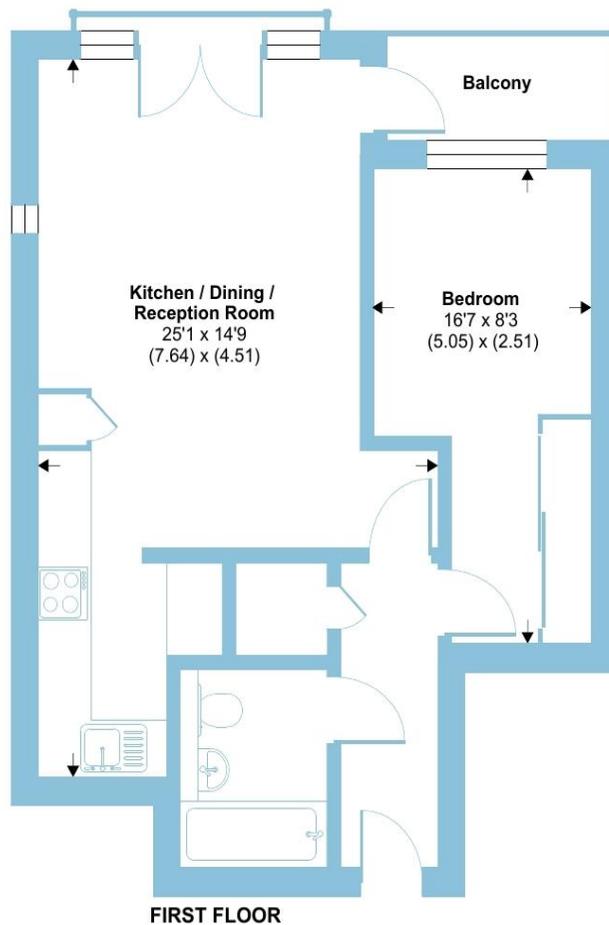




Kingfisher Drive, Maidenhead, SL6

Approximate Area = 491 sq ft / 45.6 sq m

For identification only - Not to scale



welcome to

Flat 11 Moorland Place

- FIRST FLOOR PURPOSE BUILT APARTMENT
- LIFT ACCESS
- MODERN KITCHEN
- MODERN BATHROOM
- RESIDENT'S PARKING
- EASY ACCESS TO TOWN CENTRE & STATION
- POPULAR BOULTERS MEADOW DEVELOPMENT
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2800.00

Ground Rent: 400.00

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.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122634 - 0001

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.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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