



8 Hayfield Court, 26 Brambling Way, Maidenhead SL6 8PQ

welcome to

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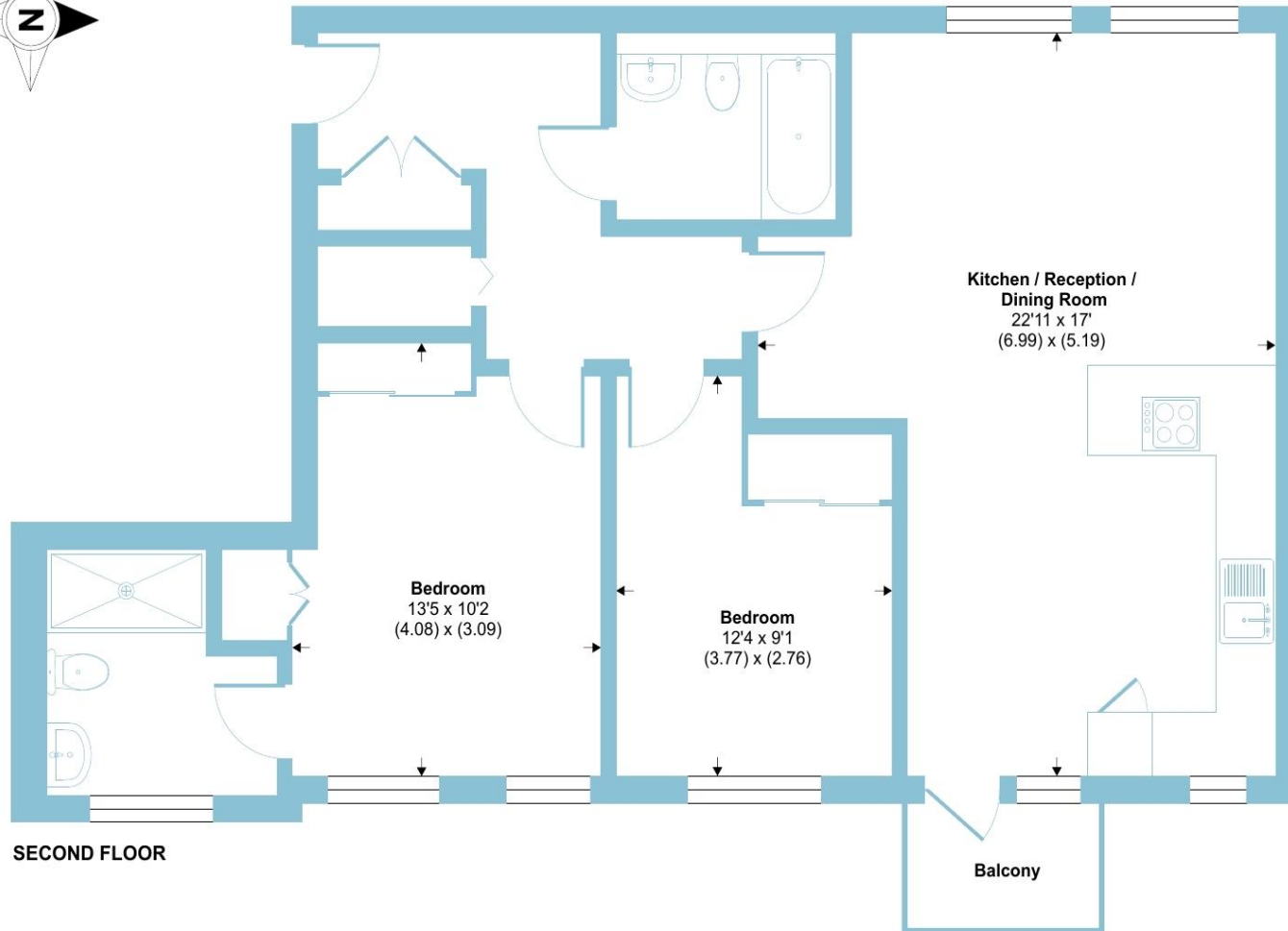
A lovely two double bedroom, two bathroom upper floor apartment tucked away in the corner of the popular Boulders Meadow development and being sold with an extended lease upon completion. The apartment building is accessed via a secure entry-system. There is a good size entrance hall with built-in storage cupboard and access into the large living area - a light, bright space with a balcony and open-plan living with the modern fitted kitchen having some integrated appliances. The main bedroom has built-in wardrobes and a modern en-suite and there is a second double bedroom and a modern family bathroom. There is allocated residents parking for this property.



Brambling Way, Maidenhead, SL6

Approximate Area = 788 sq ft / 73 sq m

For identification only - Not to scale



SECOND 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: 1364914

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8 Hayfield Court, 26 Brambling Way

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- EXCELLENT CONDITION THROUGHOUT
- SOUGHT AFTER MODERN DEVELOPMENT
- EASY ACCESS TO TOWN CENTRE & STATION
- ALLOCATED RESIDENTS PARKING
- LEASE EXTENSION UPON COMPLETION

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2345.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122905 - 0002

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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