



Flat 35 Heathland Court, 3 Grebe Way, Maidenhead SL6 8DE

welcome to

Flat 35 Heathland Court, 3 Grebe Way, Maidenhead

This purpose built one bedroom ground floor apartment is being sold with no onward chain and an extended lease upon completion and has a patio terrace accessed from the living room with a view of the gardens. The apartment is situated in the popular Boulters Meadow development and the building is accessed via secure entry-system. There is a good size open-plan living area incorporating the sitting room and the modern fitted kitchen. The double bedroom is well-proportioned and has a fitted double wardrobe and a modern en-suite bathroom. The private patio is a nice outside space and there is allocated parking. Lease extension to 125 years at zero ground rent on completion.

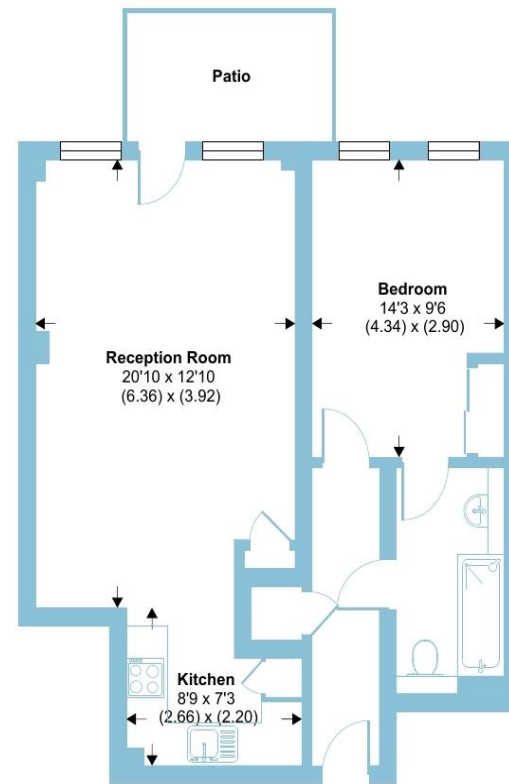




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Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



GROUND FLOOR

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Flat 35 Heathland Court, 3 Grebe Way

- GROUND FLOOR APARTMENT
- LEASE EXTENSION UPON COMPLETION
- ONE BEDROOM WITH EN-SUITE
- PRIVATE PATIO TERRACE
- SOUGHT AFTER MODERN DEVELOPMENT
- RESIDENTS PARKING
- CLOSE TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3100.00

Ground Rent: None

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2014. 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:
MHD123178 - 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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