



**Flat 11 Heathland Court, 3 Grebe Way, Maidenhead SL6 8DE**



**welcome to**

## **Flat 11 Heathland Court, 3 Grebe Way, Maidenhead**

Situated within the popular Boulters Meadow development is this two bedroom, two bathroom first floor apartment with allocated parking, balcony and being sold with no onward chain. The entrance hall has built-in storage cupboards and access to the rooms. The living space is open plan with the sitting room having doors to the private balcony and this room is open to the modern fitted kitchen with some integrated appliances including fridge/freezer, dishwasher, washer/dryer, oven, hob & extractor hood. The principal double bedroom has built-in wardrobes and an en-suite shower room and there is a further bedroom and a modern bathroom. The property has an allocated parking space and the seller has confirmed that they will be extending the lease upon completion of the sale and that there is no onward chain.

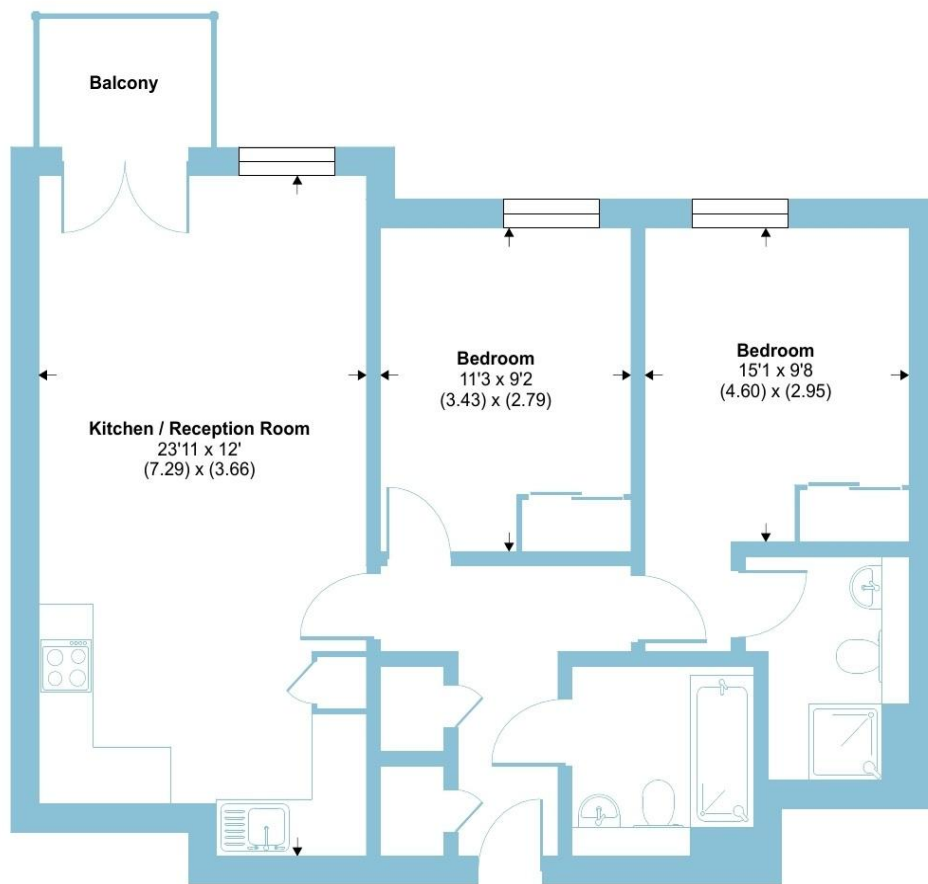




## Grebe Way, Maidenhead, SL6

Approximate Area = 695 sq ft / 64.6 sq m

For identification only - Not to scale



**First 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: 1388471



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- MODERN APARTMENT
- POPULAR BOULTERS MEADOW DEVELOPMENT
- TWO BEDROOMS, TWO BATHROOMS
- PRIVATE BALCONY
- LEASE EXTENSION ON COMPLETION
- ALLOCATED PARKING
- EASY ACCESS TO TOWN AND STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD119197 - 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.

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