





Flat 42 Heathland Court, 3 Grebe Way, Maidenhead SL6 8DE

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welcome to

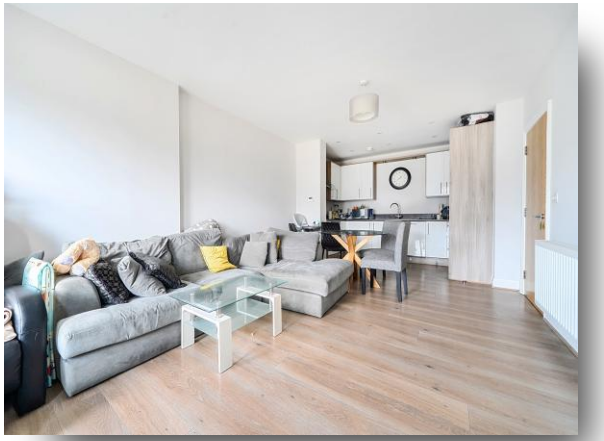
Flat 42 Heathland Court, 3 Grebe Way, Maidenhead

This well presented two bedroom, two bathroom first floor apartment offers stylish, contemporary living throughout and is being sold with an extended lease upon completion and no onward chain.









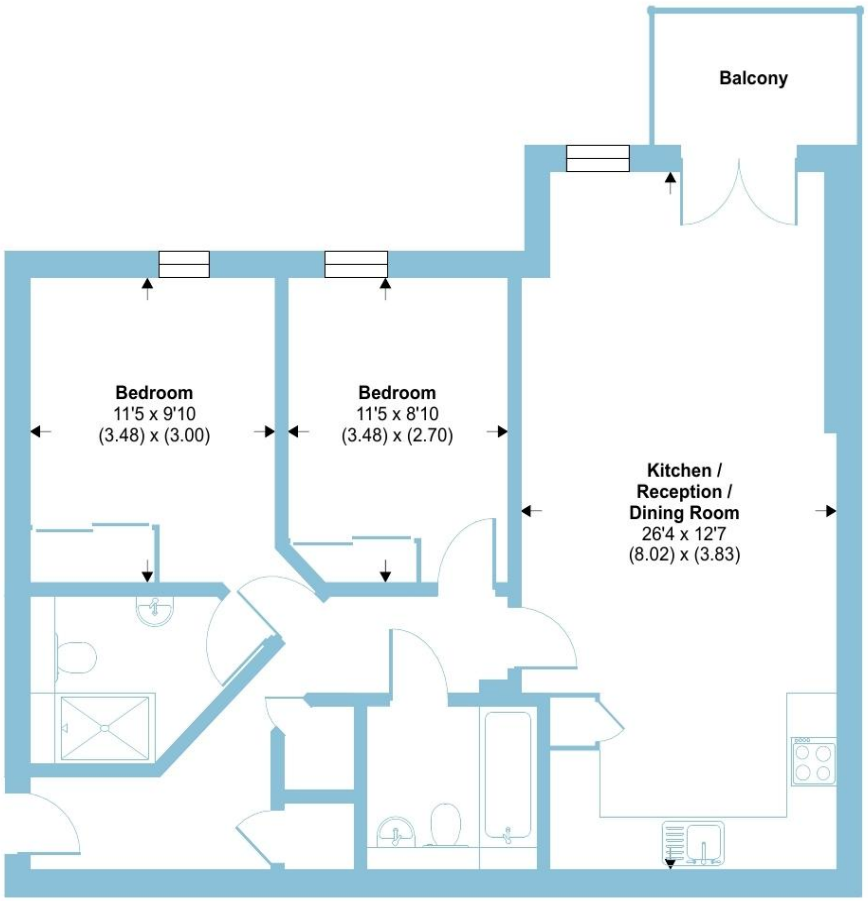




Grebe Way, Maidenhead, SL6

Approximate Area = 768 sq ft / 71.3 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 2026. Produced for Barnard Marcus. REF: 1497811

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This well presented first floor apartment offers stylish, contemporary living throughout and is perfectly suited to first-time buyers, professionals, investors, or those looking to downsize. Situated within a popular modern development, the property combines generous accommodation with a highly convenient location, approximately 1.2 miles from the railway station and close to a selection of well-regarded schools.

The accommodation centres around a spacious open-plan lounge/dining area with access to the balcony, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen is finished to a high standard and comes equipped with integrated appliances, including a fridge/freezer, dishwasher, washer/dryer, electric hob and oven.
There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes and the main bedroom having a stylish en-suite shower room with the main bathroom servicing the other bedroom.

Additional features include lift access to upper floors, double glazed windows, gas central heating and the property also benefits from a lease extension upon completion, making it an attractive long-term purchase in a sought-after residential location.

welcome to

Flat 42 Heathland Court, 3 Grebe Way

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- BALCONY
- LEASE EXTENSION UPON COMPLETION
- RESIDENTS PARKING
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 3819.88
Ground Rent: 500.00

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

directions to this property:

From Maidenhead town centre take the A4 Bath Road east towards the River Thames. At the mini roundabout just before the bridge and Texaco Petrol station turn left into Ray Park Avenue. Proceed to the crossroads and turn left into Ray Park Road which leads into Blackamoor Lane. Continue for some distance and turn right into Boulters Meadow (Kingfisher Drive). Take the third right just after the ornamental garden and Heathland Court will be found immediately on your left.









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MHD119500 - 0005

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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