





Flat 35 Kestrel Court, 4 Heron Way, Maidenhead SL6 8DJ

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welcome to

Flat 35 Kestrel Court, 4 Heron Way, Maidenhead

This two double bedroom ground floor apartment is situated within a popular residential development, conveniently located close to Maidenhead town centre and mainline railway station, offering excellent transport links and a wide range of local amenities. * **LEASE CURRENTLY BEING EXTENDED** *









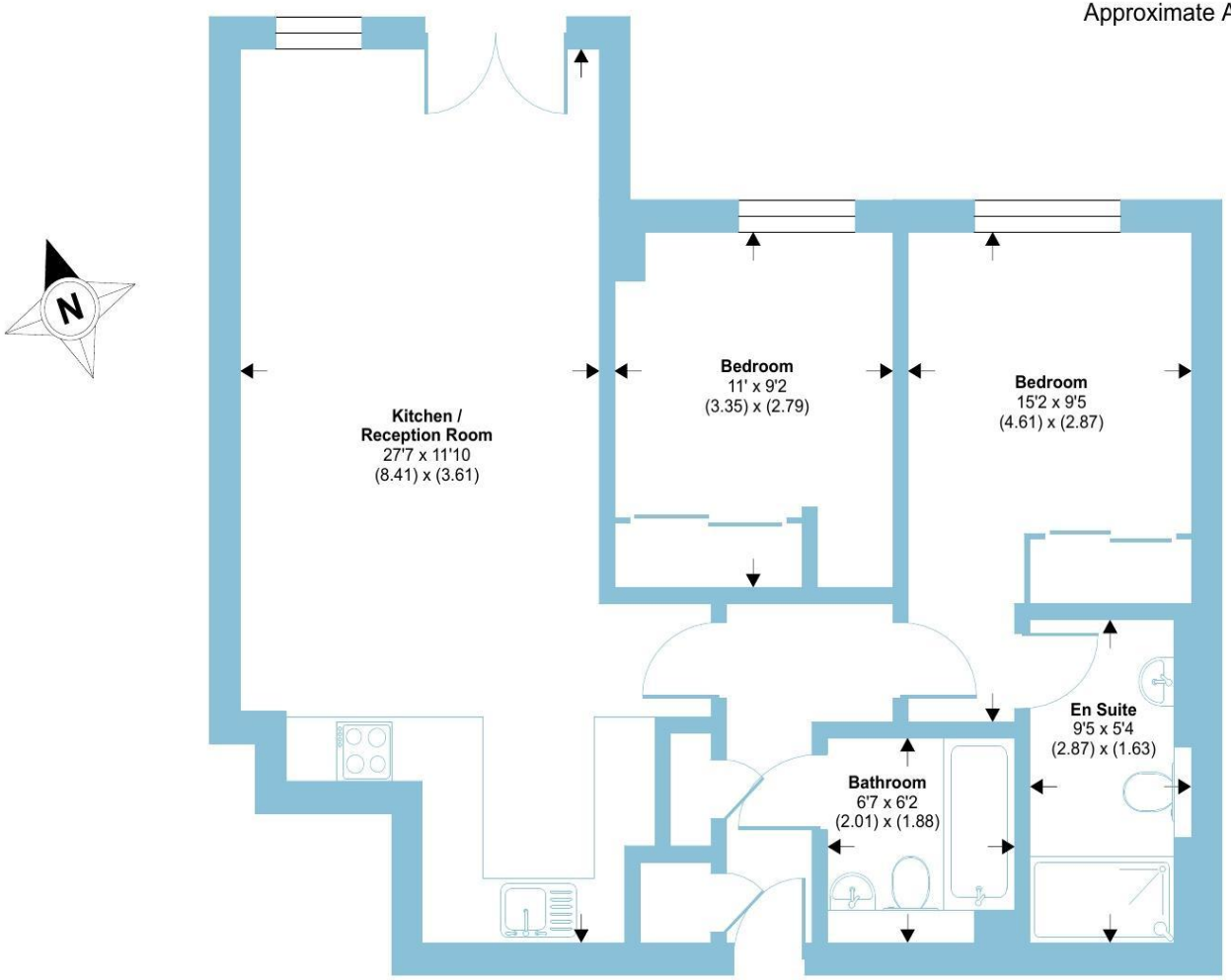




Heron Way, Maidenhead, SL6

Approximate Area = 723 sq ft / 67.2 sq m

For identification only - Not to scale



GROUND 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: 1512259

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The property provides spacious and well-balanced accommodation throughout, featuring a bright and welcoming living room with direct access onto a private patio area, creating an ideal space for relaxing or entertaining. The adjoining kitchen is well-equipped with a range of fitted units and ample worktop space, recently replaced electric gas hob, boiler, washing machine and dishwasher.

Both bedrooms are generous doubles with fitted wardrobes and the principal bedroom benefiting from a modern en-suite shower room. A separate family bathroom serves the second bedroom and guests, providing added convenience and flexibility.

The apartment enjoys the practical advantages of ground floor living, together with allocated parking and well-maintained communal grounds. The private patio offers a pleasant outdoor seating area and a seamless extension of the living space.

Ideally suited to first-time buyers, professionals, downsizers or investors, this attractive apartment combines comfortable living, excellent convenience and a sought-after location within easy reach of Maidenhead's vibrant town centre, Elizabeth Line services and extensive leisure, shopping and dining facilities.

welcome to

Flat 35 Kestrel Court, 4 Heron Way

- POPULAR RESIDENTIAL DEVELOPMENT
- WITHIN EASY REACH OF TOWN AND STATION/ELIZABETH LINE
- TWO DOUBLE BEDROOMS
- LIVING ROOM WITH DIRECT ACCESS TO PATIO
- RECENTLY REPLACED ELECTRIC GAS HOB, BOILER, WASHING MACHINE & DISHWASHER
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- LEASE CURRENTLY BEING EXTENDED

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 3000.00
Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

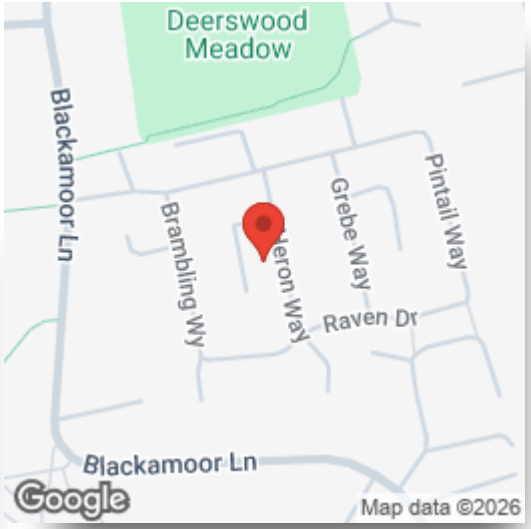
offers over

£310,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MHD123455 - 0004

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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