



**Flat 53 Kestrel Court, 4 Heron Way, Maidenhead SL6 8DJ**

**welcome to**

**Flat 53 Kestrel Court, 4 Heron Way, Maidenhead**

**\*\* NEW 990 YEAR LEASE & ZERO GROUND RENT \*\*** A well-presented two-bedroom apartment situated at Kestrel Court within this popular residential development close to Maidenhead's mainline train station and the Elizabeth Line. **NO CHAIN**

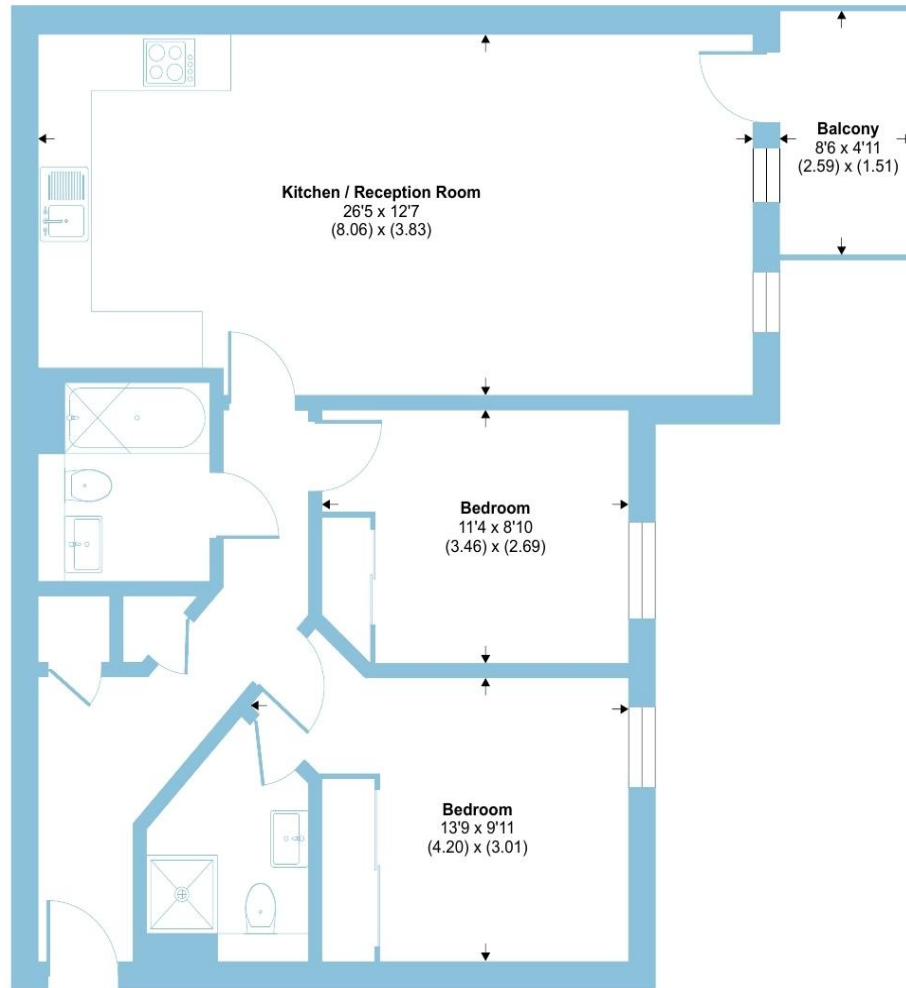




## Heron Way, Maidenhead, SL6

Approximate Area = 762 sq ft / 70.7 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). © nchecom 2025. Produced for Barnard Marcus. REF: 1384039



This appealing flat offers a practical layout and a comfortable sense of space throughout. The property opens into a welcoming hallway with storage, leading through to a bright and airy living/dining room. With ample room for both seating and dining areas, it provides the perfect setting for relaxing, entertaining, or working from home.

The apartment features two well-proportioned bedrooms, each suitable for double or generous single occupancy. The main bedroom enjoys plenty of natural light and benefits from a modern en-suite shower room, while the second bedroom provides excellent flexibility-ideal as a guest room, home office, or additional living space depending on lifestyle needs. A modern bathroom completes the accommodation, fitted with a clean and contemporary suite.

Kestrel Court benefits from well-maintained communal areas and the practical advantages expected of apartment living, including secure entry and allocated or resident parking (where applicable). The development offers easy access to Maidenhead's local shops, bus routes, parks, and major transport connections, including routes toward Maidenhead town centre and the wider area.

This attractive two-bedroom flat offers comfortable living in a convenient and sought-after Maidenhead location-an excellent opportunity for those looking for a home that is practical, well-sized, and ready to make their own.

welcome to

## Flat 53 Kestrel Court, 4 Heron Way

- NO CHAIN
- IDEAL FIRST PURCHASE OR INVESTMENT
- POPULAR RESIDENTIAL DEVELOPMENT
- BRIGHT & AIRY LIVING/DINING ROOM
- TWO WELL-PROPORTIONED BEDROOMS
- MODERN BATHROOM & EN-SUITE SHOWER ROOM
- WELL-MAINTAINED COMMUNAL AREAS
- RESIDENTS PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4010.00

Ground Rent: None

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.

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD123154 - 0007

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