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**PRICE: £295,000 LEASEHOLD**

**3 MOORLAND PLACE, KINGFISHER DRIVE, MAIDENHEAD  
BERKSHIRE SL6 8EL**

Offered to the market with NO ONWARD CHAIN in the sought-after Boulders Meadow development, just a short walk from the River Thames and within easy reach of Maidenhead town centre and railway station (Paddington/future Crossrail network). An executive two double bedroom/two bathroom apartment built in 2016 by Shanly Homes featuring a large living/dining room leading to a private balcony with space for a table and chairs. The property also features a stunning fitted kitchen area, an allocated parking space and communal gardens to the front of the building. The property would make an ideal first time buy or investment purchase.

**\*RAISED GROUND FLOOR APARTMENT \*PRIVATE ENTRANCE HALL \*LARGE OPEN-PLAN LIVING/DINING ROOM \*BALCONY WITH SPACE FOR TABLE & CHAIRS \*STUNNING FITTED KITCHEN AREA \*MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \*SECOND DOUBLE BEDROOM \*LUXURY FAMILY BATHROOM \*ALLOCATED PARKING SPACE  
\*COMMUNAL GARDENS \*EPC RATING C**



## DIRECTIONS

Proceed east out of Maidenhead along the A4 Bath Road, turn left before the parade of shops into Ray Street and on reaching the T-junction, bear left onto Blackamoor Lane. Follow the road round the right-hand bend, turn right into Kingfisher Drive and the entrance to the block will be found approx. halfway along on the left hand side.

## ACCOMMODATION

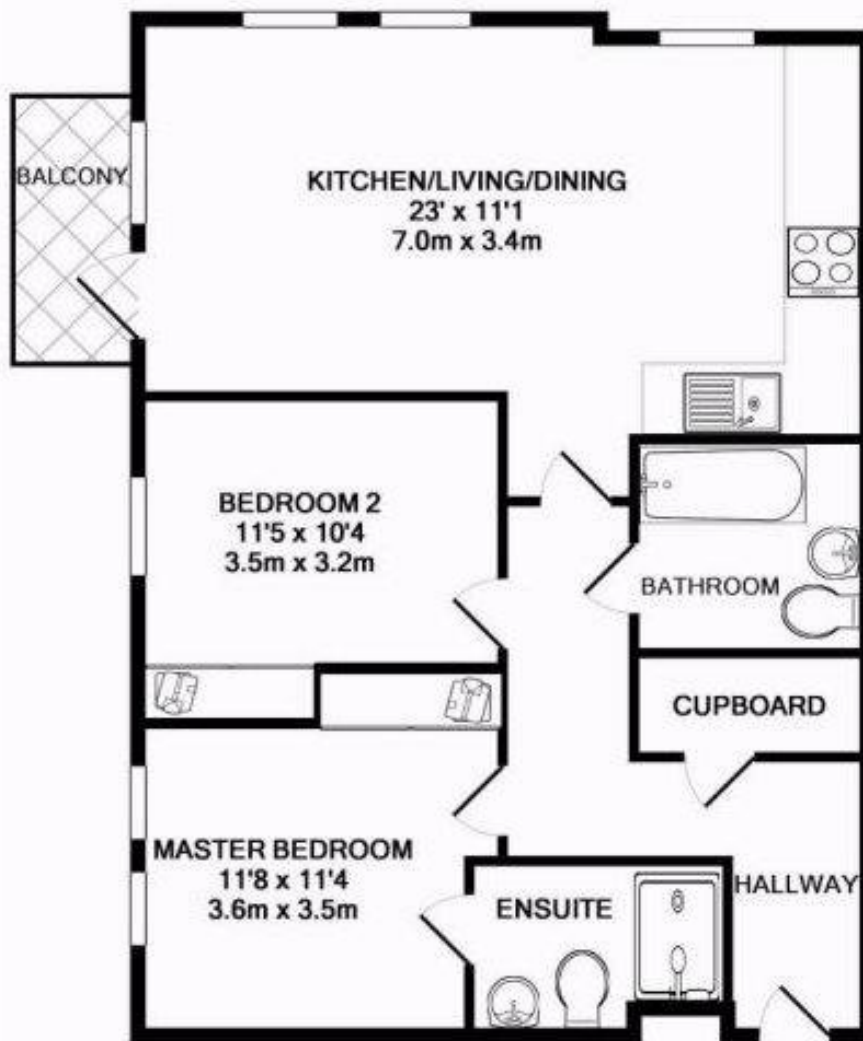






For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

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TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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