



## **GUIDE PRICE: £315,000 LEASEHOLD**

**FLAT 13 BIRCH PLACE, 2 HERON WAY, MAIDENHEAD, BERKSHIRE SL6 8JG**

An opportunity to acquire this delightful two bedroom, two bath/shower room (one en-suite) top floor apartment featuring direct views over the communal garden and conveniently located between the River Thames, the Town Centre, and within approx 0.8 miles of the mainline railway station (Paddington/Elizabeth Line). NO CHAIN.

**\*SECURITY ENTRY PHONE SYSTEM \*COMMUNAL ENTRANCE HALL WITH LIFT & STAIRS RISING TO ALL FLOORS \*PRIVATE ENTRANCE HALL \*LARGE OPEN PLAN KITCHEN/LIVING/DINING ROOM WITH ACCESS TO BALCONY \*MAIN BEDROOM WITH EN-SUITE SHOWER ROOM \*GUEST BEDROOM \*FAMILY BATHROOM \*ALLOCATED PARKING SPACE \*NO CHAIN \*EPC RATING B \*COUNCIL TAX BAND D**

Lease: 123 years remaining  
Ground rent: £249.00 per annum  
Service charge: £2896.80 per annum

## 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.

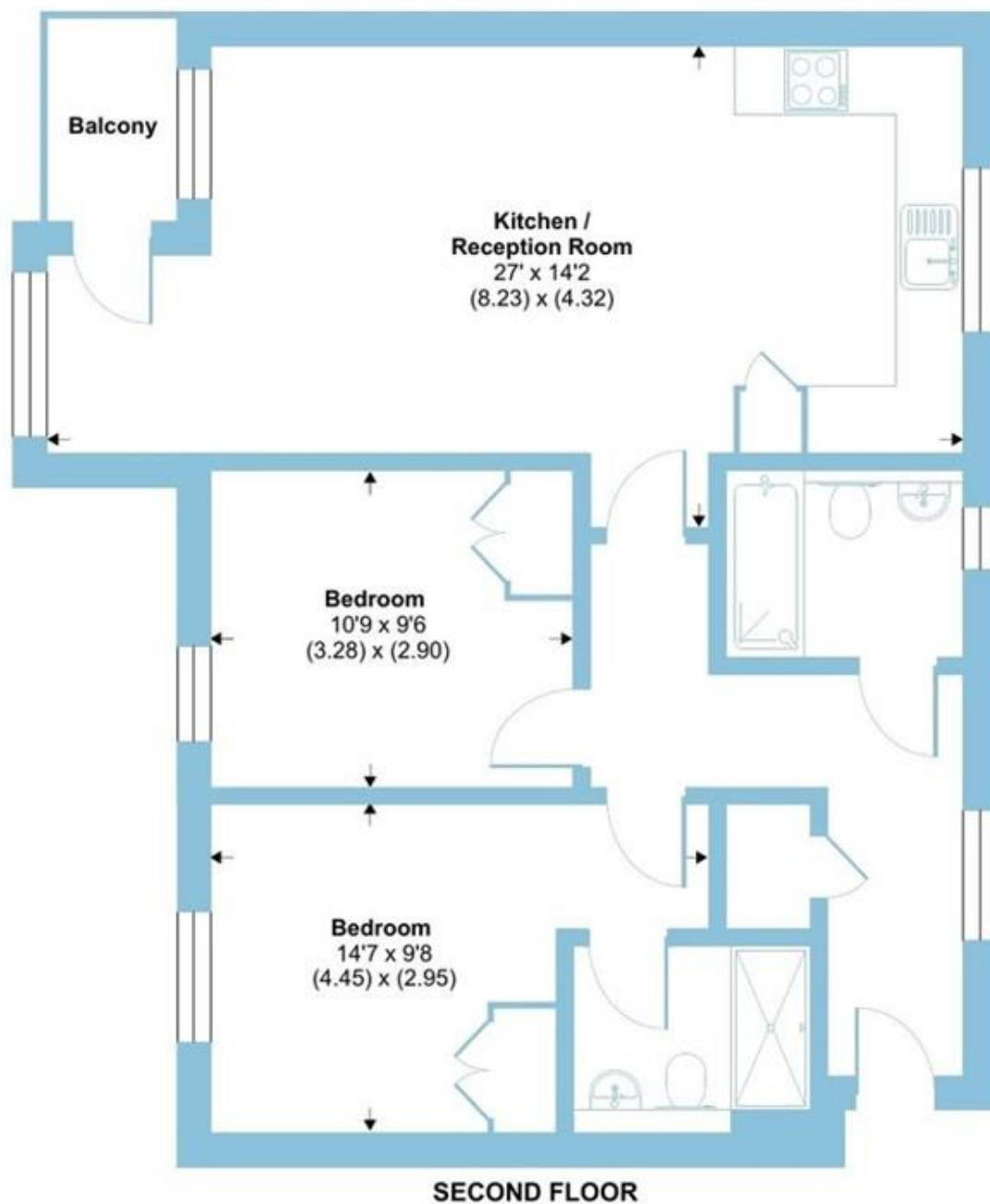


Illustration for identification purposes only,  
measurements are approximate, not to scale.