



**5 KENDALL PLACE, MAIDENHEAD, BERKSHIRE, SL6 4GA**



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4GA**

**GUIDE PRICE £325,000  
LEASEHOLD**

An opportunity to acquire this delightful two bedroom, two bath/shower room (one en-suite) coach house apartment featuring its own private rear garden and forming part of this modern development in a small select cul-de-sac which is conveniently located for the mainline railway station (Paddington/Elizabeth Line), junction 8/9 of the M4 and local shops.

• ENTRANCE LOBBY WITH STAIRCASE  
RISING TO FIRST FLOOR • LIVING ROOM  
• KITCHEN • MAIN BEDROOM WITH EN-  
SUITE SHOWER ROOM • GUEST DOUBLE  
BEDROOM • FAMILY BATHROOM •  
ENCLOSED PRIVATE REAR GARDEN •  
CUL-DE-SAC POSITION • CONVENIENT  
LOCATION • EPC RATING D • COUNCIL  
TAX BAND C

Lease: 77 years remaining

Service Charge: TBC

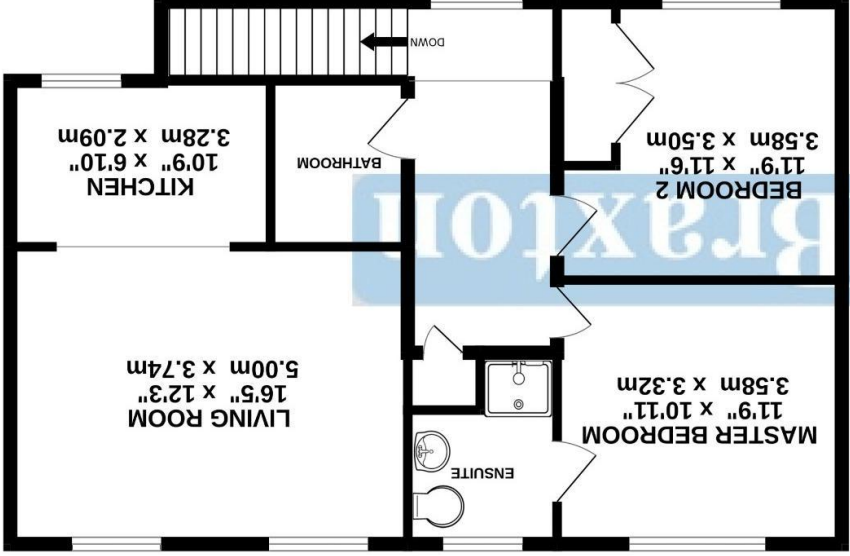
Ground Rent: TBC







GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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