



**61 HEATHLAND COURT, GREBE WAY, MAIDENHEAD**  
**PRICE: £300,000 LEASEHOLD**





**FLAT 61 HEATHLAND COURT,  
GREBE WAY  
MAIDENHEAD  
BERKS SL6 8DE**

**PRICE: £300,000 LEASEHOLD**

A well designed, third floor apartment offering good sized, light and airy accommodation, conveniently located within walking distance of Maidenhead town centre and railway station. Heathland Court was constructed in 2014 as part of the popular Boulders Meadows development.

**TWO BEDROOMS ONE WITH EN SUITE  
SHOWER ROOM:**

**BATHROOM:**

**OPEN PLAN FITTED KITCHEN/DINING AND  
LIVING AREA WITH WEST FACING**

**BALCONY:**

**DOUBLE GLAZING: GAS CENTRAL  
HEATING:**

**ALLOCATED UNDERGROUND PARKING  
SPACE:**

**VISITORS PARKING: LIFT ACCESS:**

**EXCELLENT CONDITION THROUGHOUT:**

**PLEASANT COMMUNAL AREAS:**

**WELL CARED FOR LANDSCAPED**

**COMMUNAL GARDENS:**

**CONVENIENT LOCATION:**

**NO ONWARD CHAIN:**

**TO BE SOLD:** this third floor two bedroom, two bathroom well designed apartment with west facing balcony and very well appointed bathroom and kitchen with generous storage.. The property benefits from allocated underground parking and generous visitor parking, lift, bike storage and well maintained communal gardens. Boulders Meadow is located to the east of the town centre and is within walking distance of Maidenhead railway station and in walking distance of the River Thames to the east and Maidenhead town centre and railway station to

the west with fast services to central London via the Elizabeth Line, the M4 and M40 motorways are easily accessible.

The accommodation comprises:.

**HALLWAY** with entry phone system, radiator, vinyl flooring, airing cupboard with Megaflo water heater, cupboard with wall mounted gas central heating boiler and downlights.



**OPEN PLAN KITCHEN DINING LOUNGE** good sized space with vinyl flooring throughout, double glazed casement doors to west facing balcony and double glazed windows, two radiators. The kitchen area comprises a good range of wall and floor cupboards and drawers including pan drawers, built in Zanussi induction hob with electric oven under and stainless steel extractor hood over, stainless steel sink

Unit, all with work surfaces over, under cupboard lighting, built in fridge freezer, built in washer drier, and downlights.



**BEDROOM ONE** good sized bedroom with double glazed windows to front, radiator, vinyl flooring, built in wardrobe with mirrored doors, **en suite shower room** with tiled flooring, double sized shower cubicle with shower unit, extractor fan, low WC with concealed cistern and suspended wash basin, chromium heated towel rail, part-tiled walls, downlights.



**BEDROOM TWO** vinyl flooring, double glazed window to front and radiator.



**BATHROOM** part-tiled walls, tiled flooring, tiled bath with shower screen and shower unit with centre taps suspended wash basin, low WC with concealed cistern, chromium heated towel rail, downlights, extractor fan and tiled flooring.



**DIRECTIONS** follow Satnav directions to SL6 8DE onto Grebe Way, Heathland Court will be found on the right hand side and flat 61 is on the third floor and can be accessed by lift or stairs.

**AC3501 EPC BAND: C**  
**COUNCIL TAX BAND: D**  
**GROUND RENT £500 per annum**  
**SERVICE CHARGE: £3,600 per annum**  
**LEASE: Currently under negotiation.**

**VIEWING:** Please contact our Cookham office  
[cookham@andrewmilsom.co.uk](mailto:cookham@andrewmilsom.co.uk) or 01628 531 222.

**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 will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. 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, fixtures and fittings.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

Approximate Gross Internal Area  
70.6 sq m / 760 sq ft

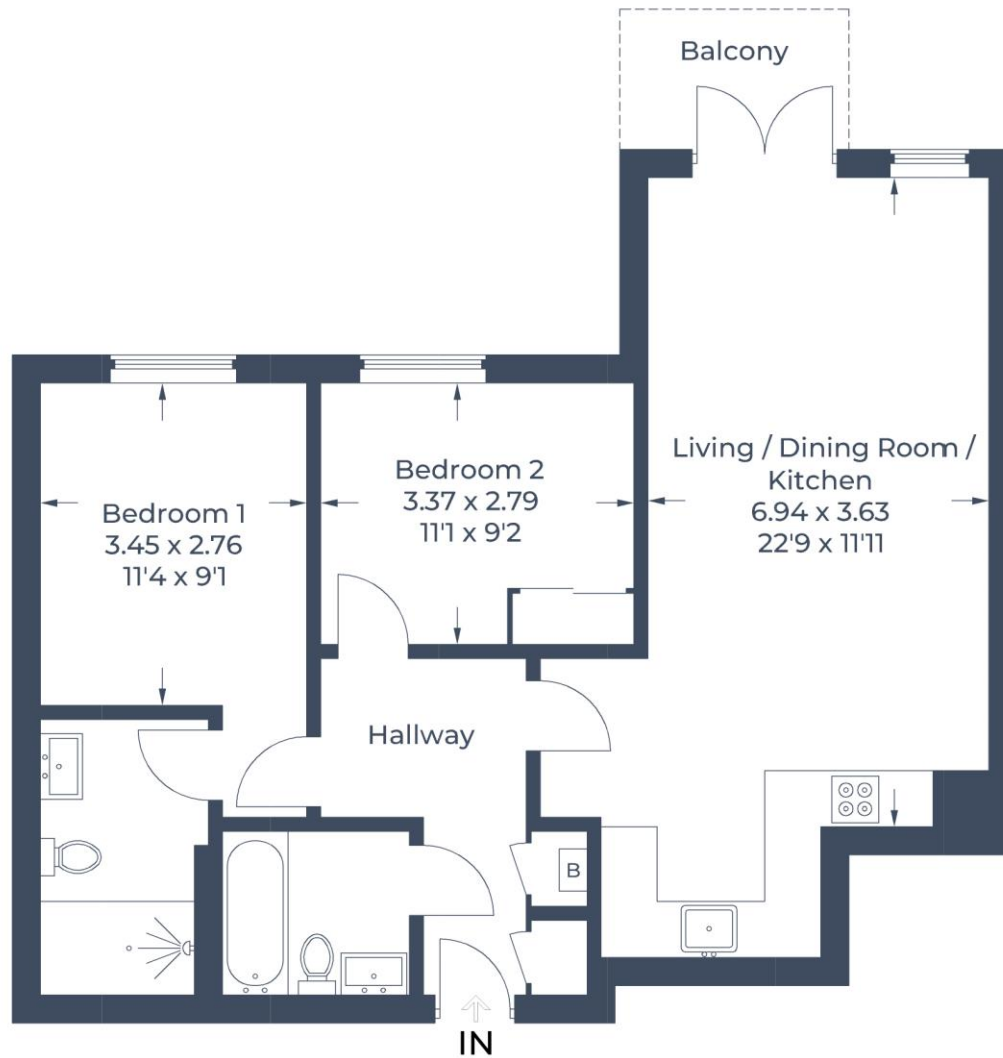


Illustration for identification purposes only,  
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