

The logo for Braxton, featuring a blue square icon with a white stylized 'B' and the word 'Braxton' in white serif font on a blue rectangular background.

9 Herons Place, Court Road, Maidenhead, Berkshire SL6 8LA

9 HERONS PLACE
COURT ROAD, MAIDENHEAD
BERKSHIRE SL6 8LA

**PRICE: OFFERS ABOVE
£380,000 LEASEHOLD**

An opportunity to acquire this delightful two bedroom, two bath/shower room (one ensuite) first floor apartment forming part of this exclusive gated development situated in the sought after 'River Area' of Maidenhead, which is offered for sale with NO CHAIN. The property features a generous living/dining room with direct access onto a spacious balcony providing direct views over the communal grounds, two good size bedrooms and a fitted and equipped kitchen. An internal inspection is most strongly recommended.

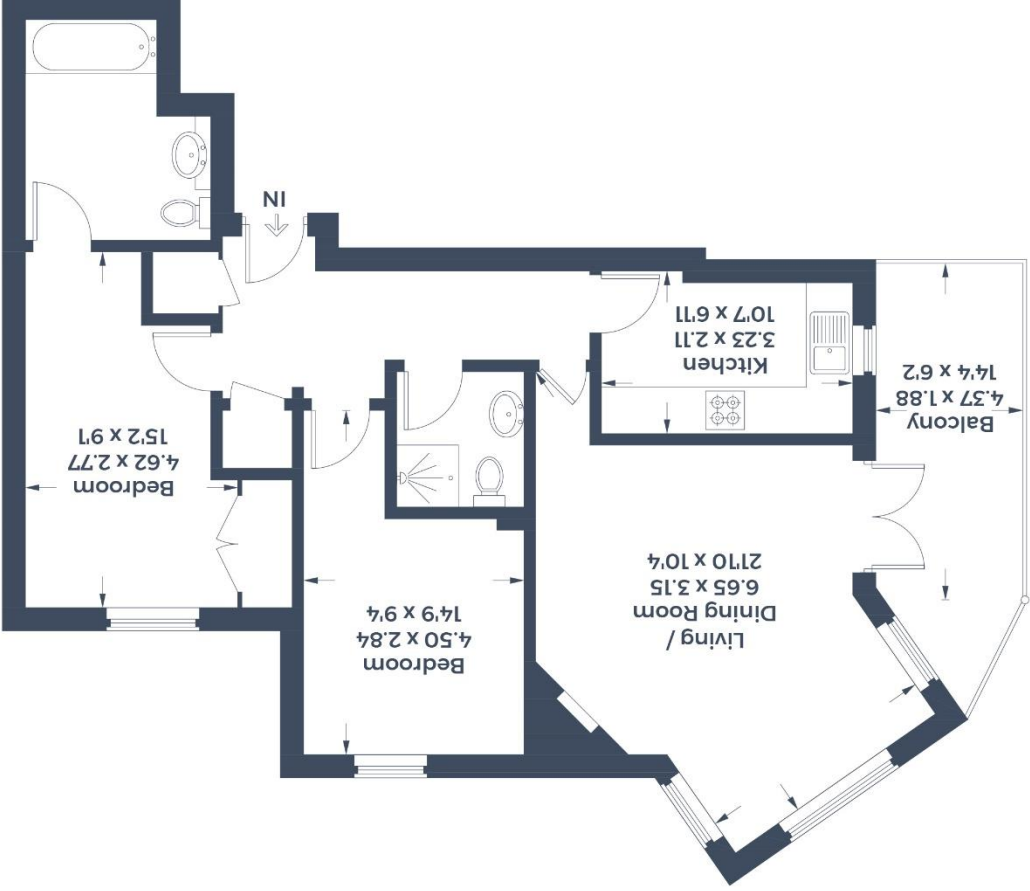
*SECURITY ENTRYPHONE SYSTEM
*COMMUNAL ENTRANCE HALL WITH LIFT
& STAIRS TO ALL FLOORS *PRIVATE
ENTRANCE HALL *LIVING/DINING ROOM
WITH DIRECT ACCESS TO THE BALCONY
*KITCHEN *MAIN BEDROOM WITH EN-
SUITE BATHROOM *GUEST BEDROOM
*FAMILY SHOWER ROOM *GAS HEATING
*GATED DEVELOPMENT *COMMUNAL
GROUNDS *ALLOCATED PARKING SPACE
PLUS VISITOR PARKING *NO CHAIN
*LONG LEASE *EPC RATING C *COUNCIL
TAX BAND E

Lease: 969 years remaining
Service charge: £2,802 per annum
Ground rent: £150 per annum





Approximate Gross Internal Area
70.5 sq m / 759 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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