

Heron Way

Maidenhead • • SL6 8DJ

Guide Price: £300,000



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** Extended Lease- No Ground Rent** NO
CHAIN

Contemporary first-floor apartment featuring
open-plan living, two spacious double
bedrooms, and an allocated parking space.

Two double bedrooms

En suite to master

Allocated parking space

No onward chain

Walking distance to town centre

Open plan living space

First floor

Extended lease

Private balcony

Close to Elizabeth Line

These particulars are intended as a guide and must not be relied
upon as statements of fact. Your attention is drawn to the
Important Notice on the last page.





An exclusive apartment offering a modern open-plan living area and kitchen, two generous double bedrooms, including an en-suite to the master, built-in storage, family bathroom and balcony overlooking the communal grounds.

The property includes an allocated parking space, bike storage, and access to beautifully maintained communal grounds.

Kestrel Court, Heron Way, is ideally situated within walking distance of Maidenhead Train Station, the Elizabeth Line, and the town centre.





Schools:

RBWM Alternative Learning Provision 0.4 miles
St Luke's CoFE Primary School 0.4 miles
Riverside Primary School and Nursery 0.4 miles



Train:

Maidenhead Station 0.8 miles
Furze Platt Station 0.8 miles
Taplow Station 1.4 miles



Car:

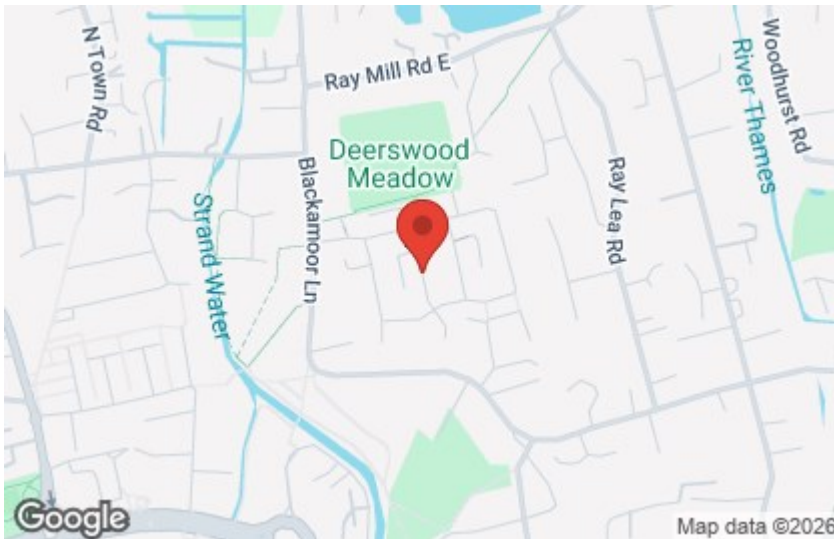
M4, A40, M25, M40



Council Tax Band:

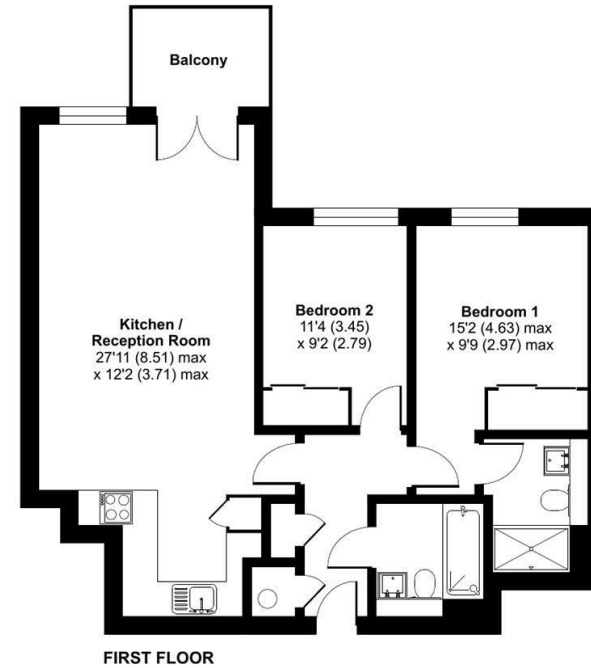
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(Distances are straight line measurements from centre of postcode)



Heron Way, Maidenhead, SL6

Approximate Area = 710 sq ft / 66 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1288083



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	79	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Directorate
2022/01/18

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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