

5 Herons Place  
Maidenhead  
Price £415,000 Leasehold

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Berkshire, SL6 8LA

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EPC Rating: C

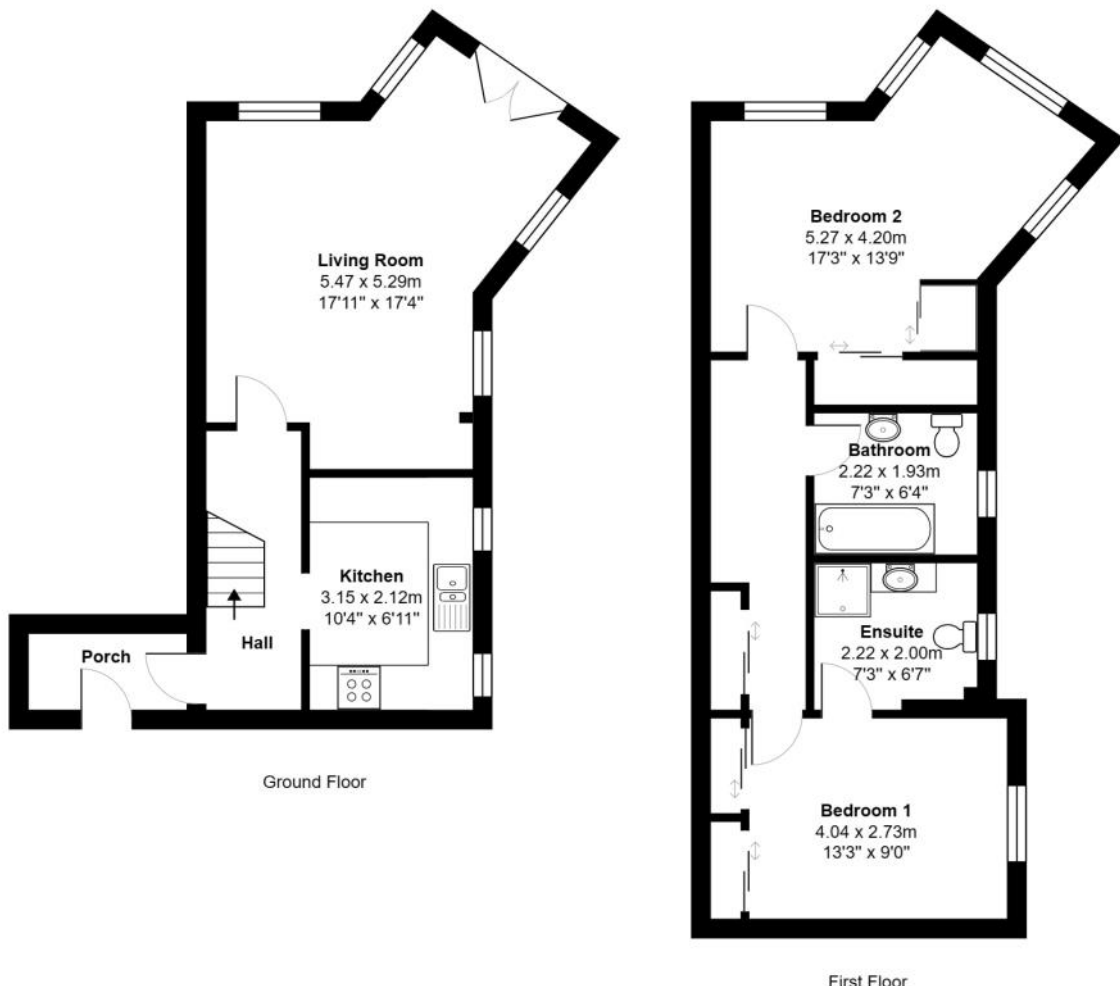
*'Good sized two bedroom duplex near River Thames'*

A well proportioned superior ground and first floor duplex apartment on this prestigious gated development in a highly regarded residential road a "stone's throw" from the river Thames and picturesque tow path walks. Maidenhead town center and station are circa 1.5 miles as is Cookham High street.

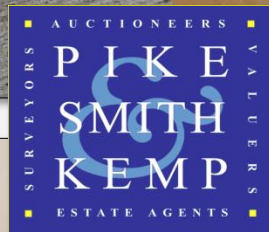
The M4 and M40 motorway are easily accessible providing access to Heathrow and Central London. Rail services to London Paddington are available from Maidenhead Station with an excellent service to London Paddington, serviced by the Elizabeth Line.

**GROUND FLOOR: HALL; LIVING ROOM: KITCHEN:  
FIRST FLOOR: TWO GOOD SIZE BEDROOM ONE WITH ENSUITE; BATHROOM**

Lease length: 976 years  
Ground rent: £100 pa  
Maintenance: £3,342.00 pa  
Council Tax Band: E











**DIRECTIONS:** From Maidenhead town centre take the A4 Bath Road east towards the river and at the mini roundabout prior to Maidenhead bridge turn left into Ray Mead Road. Continue north towards Cookham going past Boulter's Lock on the right, take the next turning right into Court Road, proceed for a short distance and Herons Place will be found on the left hand side.



**PIKE SMITH & KEMP**

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