



**Moorland Place  
Maidenhead  
Guide Price £410,000 Leasehold**

Flat 19 Moorland Place, 31 Kingfisher Drive  
Maidenhead, Berkshire, SL6 8EL

Guide Price £410,000 Leasehold

*“Stunning top floor apartment built to a high specification”*

An impressive top floor apartment with lift access on this sought after 7 year old development with attractive central communal gardens located within walking distance of Maidenhead town and station. The beautifully presented and stylish contemporary interior opens onto a large (21'x10') terrace offering far reaching views. The property benefits from allocated parking.

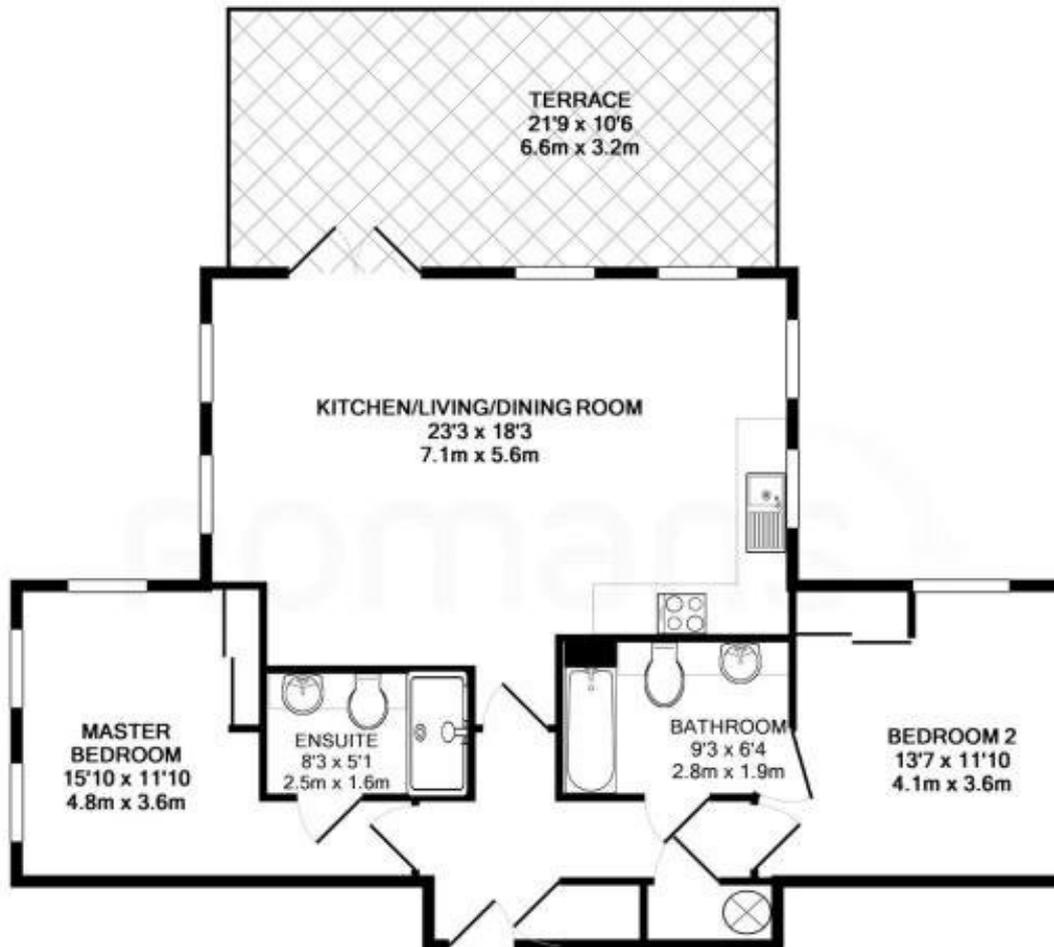
**ENTRANCE HALL: OPEN PLAN KITCHEN/LIVING/DINING ROOM: LARGE TERRACE:  
BEDROOM 1 WITH ENSUITE SHOWER ROOM: BEDROOM 2: BATHROOM: ALLOCATED  
PARKING**

**EPC RATING: TBC**

Lease length: 92 years

Grout rent: £500 pa

Service charges: circa £1,800 pa

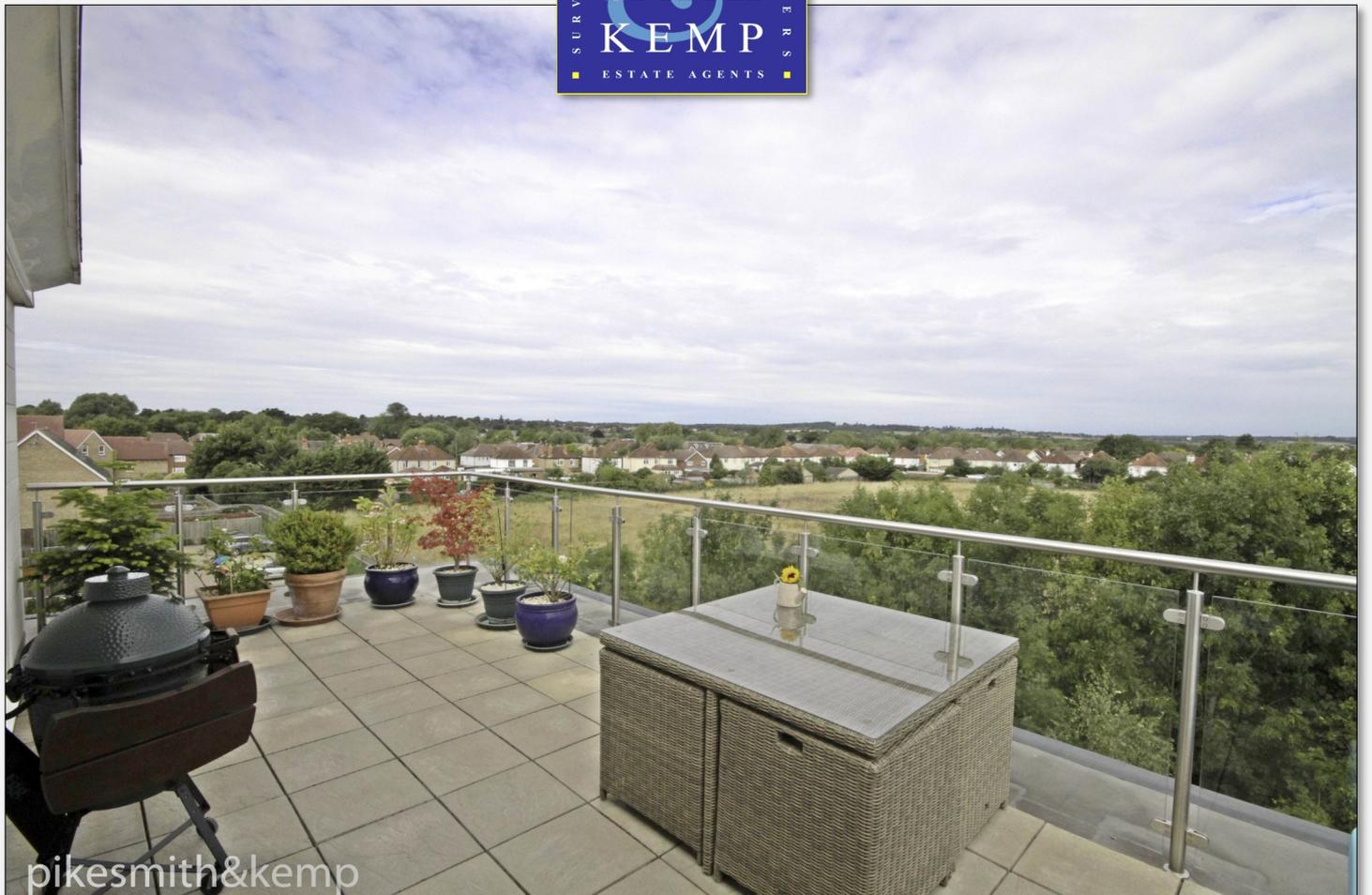


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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**Directions:** From Maidenhead town centre take the A4 Bath Road east towards the River Thames. Just before the Texaco Petrol Station turn left into Ray Park Avenue. At the first set of crossroads turn left into Ray Park Road. Continue into Blackamoor Lane and after some distance turn right into Boulders Meadow (Kingfisher Drive), where Moorland Place will be found on your left.



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