



This perfect first time purchase offers you the flexibility and option to buy either a 50% share or the full 100% ownership. Located in a popular residential area within walking distance of some fantastic local schools such as Herschel Grammar School. All local amenities are located a short distance away and easily walkable. Slough train station (Elizabeth Line) is just under 0.6 miles away, making the area ideal for any commuters into the city.



The apartment itself offers all you could need in your first time home. The property consists of TWO large double bedrooms, a welcoming lounge/diner and a separate fitted kitchen. A family bathroom is included and completes the apartment. You are located on the top floor and as a result have access to the loft storage space.

This lovely home has been maintained very well and is ready for the next owners to move straight in.

An allocated parking bay is included with the property. This home is being sold with NO ONWARD CHAIN and is ready to move at your desired timescales.





## Property Information

-  NO ONWARD CHAIN
-  AVAILALE IN 100% SHARE OR 50% SHARE (£115,000)
-  PARKING BAY
-  IDEAL FIRST TIME PURCHASE
-  TWO LARGE DOUBLE BEDROOMS
-  0.6 MILES TO SLOUGH STATION (ELIZABETH LINE)
-  CLOSE TO LOCAL AMENITIES

					
x2	x1	x1	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Lease Information

From information provided to us from the owners, we understand the lease details to be as below:

- Current remaining lease length - 76 years
- Current Monthly service charge - £52.83 pcm

### Transport Links

Nearest stations:

- Slough (0.6 miles)
- Burnham (2.1 miles)
- Windsor & Eton Riverside (2.4 miles)

The M4 (jct 7) is approximately 2 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct trainline to London Waterloo is available from nearby Windsor & Eton Riverside station.

### Schools

**PRIMARY SCHOOLS:**  
James Elliman Academy  
0.1 miles away State school

The Godolphin Junior Academy  
0.5 miles away State school

Khalsa Primary School  
0.6 miles away State school

Penn Wood School  
0.9 miles away State school

St Ethelbert's Catholic School  
0.7 miles away State school

**SECONDARY SCHOOLS:**  
Herschel Grammar School  
0.6 miles away State school

Baylis Court School  
0.6 miles away State school

Upton Court Grammar School  
1.2 miles away Independent school

St Josephs Catholic High School  
0.6 miles away State school

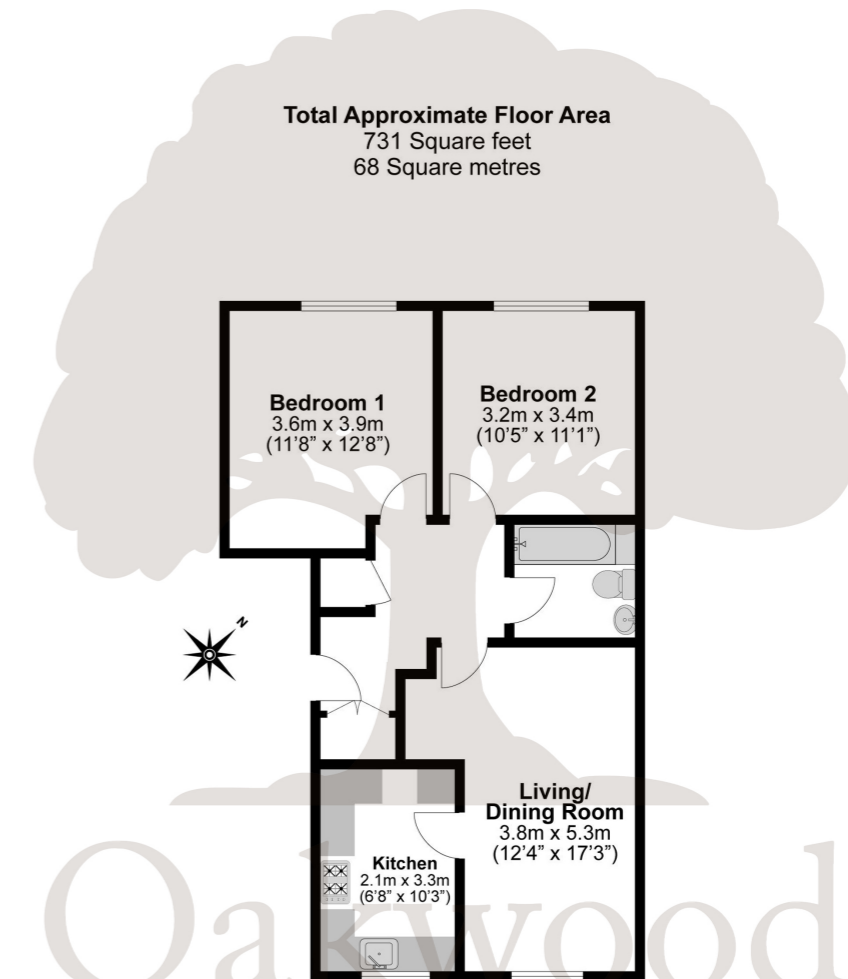
### Location

Slough offers a good range of shops for day-to-day needs while further more shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

### Council Tax

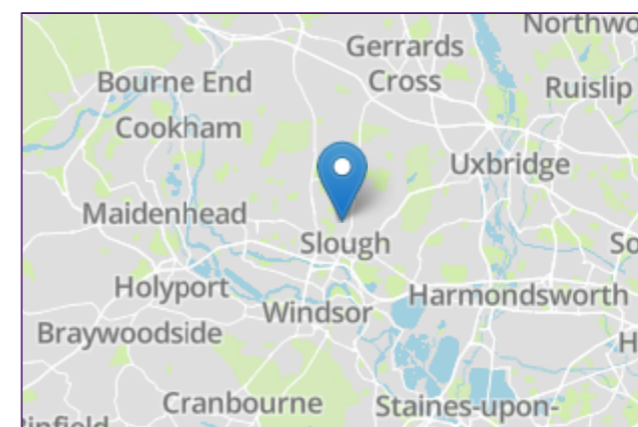
Band C

## Floor Plan



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	80	80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	