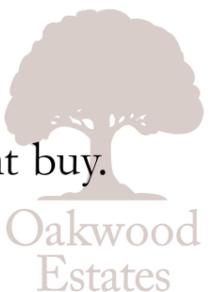


Situated within a short walk from Slough train station (Elizabeth Line) and located close to M4 jct 6 which both provide a direct link into Central London.

A modern apartment that is being sold with **NO ONWARD CHAIN**. The property comprises of a large double bedroom, modern bathroom and a spacious open plan kitchen/lounge & dining area. The property has been well maintained and is ready for the next owners to move straight in.

This home is the ideal first time purchase or investment buy.



Property Information

-  107 YEAR LEASE
-  GOOD CONDITION THROUGHOUT
-  ONE DOUBLE BEDROOM
-  SOLD WITH NO ONWARD CHAIN
-  0.4 MILES TO SLOUGH STATION (ELIZABETH LINE)
-  MODERN BATHROOM

					
x1	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

NEAREST STATIONS:

- Slough (0.4 miles)
- Burnham (2.6 miles)
- Windsor & Eton Riverside (1.7 miles)

The M4 (jct 5) is approximately 1 mile 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. Direct train links in to London Waterloo are available from Windsor & Eton Riverside station.

Location

Slough offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Maidenhead, Windsor, Bracknell 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 Burnham Beeches and Windsor Great Park near by.

Lease Information

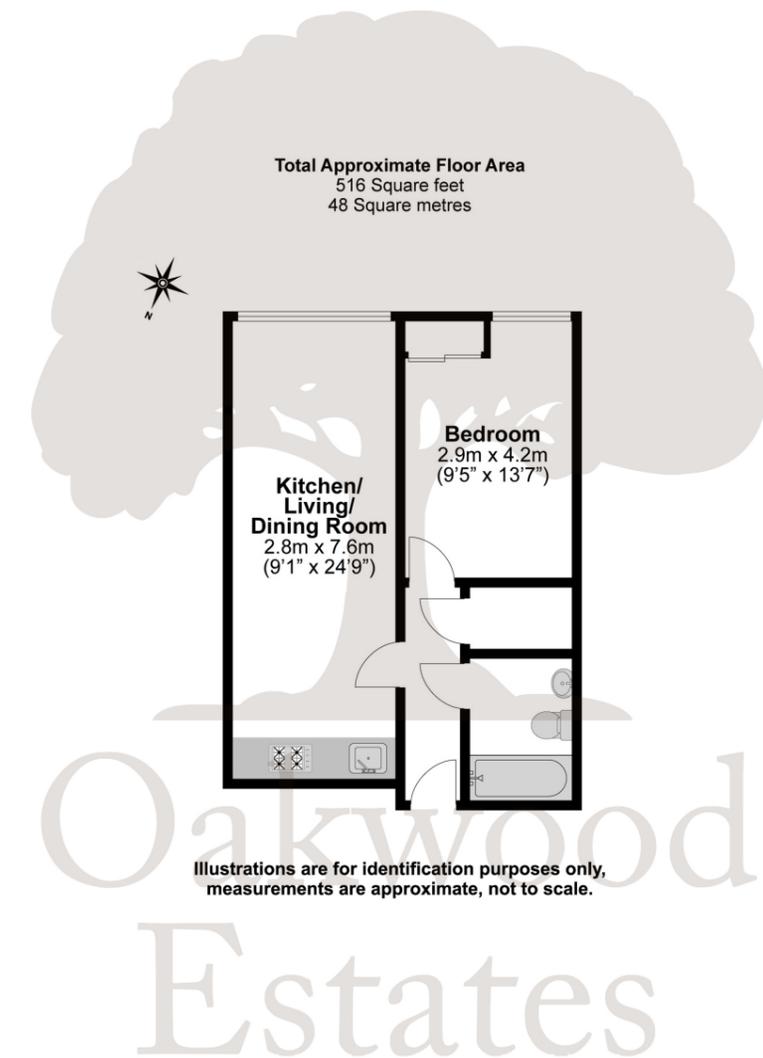
As we understand from the owner, the lease information is:

- Service charge: £1786.56 per annum
- Ground rent: £300 per annum
- Lease length remaining: 107 years

Council Tax

Band C

Floor Plan



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
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B	85	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			