

Albert Street is perfectly located for all those searching for amazing commuting links. Slough station is just a short walk away and provides direct transport links into central London. All local amenities are provided by nearby Slough High Street.

The property is held under a 93 year lease, together with the freehold title to the adjoining property (cross lease arrangement).

The home itself is a wonderful TWO bedroom terraced house and is perfect for a first time purchase. The property comprises of TWO double bedrooms and family bathroom on the first floor. The ground floor is an open plan living/dining & kitchen area and provides ample space for the family to enjoy. The current owners have looked after the property well and this home is ready to move straight in.

Externally there is a private rear garden which consists of a decking area and lawn space, making it ideal for those summer BBQ's or for an entertaining space. To the front there are resident permit parking bays available.

This wonderful home is being sold with NO ONWARD CHAIN and is ready to move to your desired timescales.

# Property Information

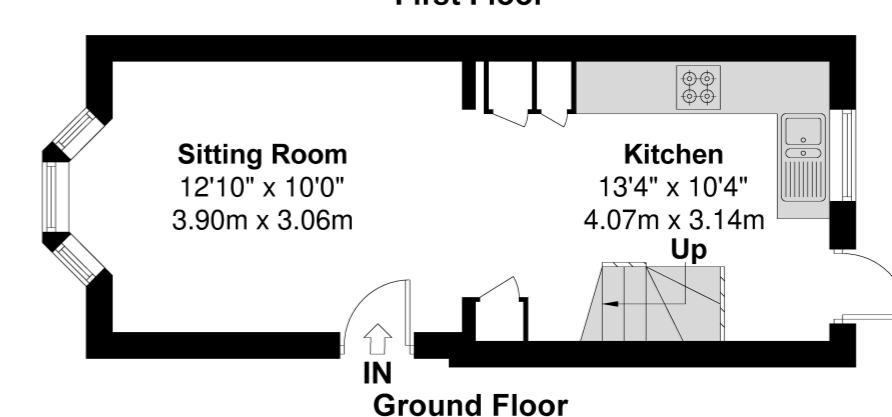
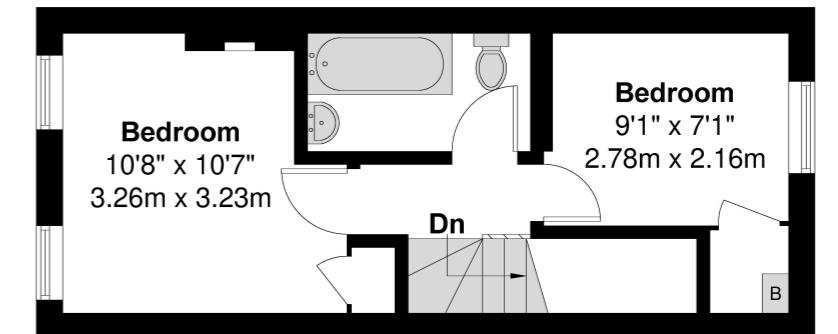
-  TWO BEDROOMS
-  BEING SOLD WITH NO ONWARD CHAIN
-  0.7 MILES TO SLOUGH TRAIN STATION
-  PERIOD PROPERTY

-  93 YEAR LEASE
-  PRIVATE REAR GARDEN
-  WALKING DISTANCE TO SLOUGH HIGH STREET



# Floor Plan

Albert Street  
Approximate Floor Area = 53.03 Square meters / 570.81 Square feet



					
x2	x1	x1	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Tenure

The purchase of the property is as a freehold however this entails a cross-lease.

## Transport Links

### NEAREST STATIONS:

Slough (0.7 miles)

Langley (2.4 miles)

The M4 (jct 6) is an easy commute, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead.

## Location

Slough Station is one of the stations served by Crossrail - 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 30 minutes away. There are excellent road links providing easy access to the M4 and M25. A direct train link into London Paddington is available from Slough station and takes on 15 minutes!

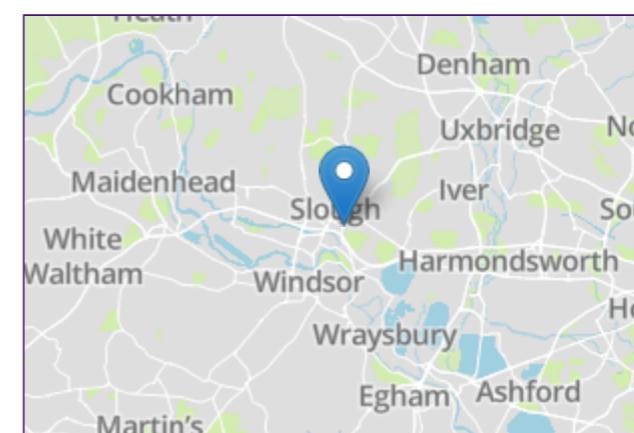
You are surrounded by reputable local towns such as Windsor, Eton & Maidenhead which all provide access to shopping facilities, restaurants and bars.

## Council Tax

Band C

Illustration 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 Govview.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+)	A	90
(81-91)	B	69
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		