

Trevenna is a newly built modern apartment complex situated fantastically with Slough station (Elizabeth Line) less than 0.5 miles away. Just over 5 years old everything about this property internally and the communal areas still have that new build feeling.

The property is a beautifully presented TWO bed contemporary apartment which still provides that new build feeling. The property has been extremely well maintained and is ready for the next owners to move straight in. As well as the TWO double bedrooms, this property also offers TWO separate bathrooms. An open plan kitchen/dining and living space is also included and this room provides access to the private balcony providing that outside space.

This ideal first time purchase also offers secure allocated parking. Transport links such as M4 jct 6 and Slough station are all a short distance away.



Oakwood  
Estates

## Property Information

-  0.5 MILES TO SLOUGH STATION (ELIZABETH LINE)
-  PRIVATE BALCONY
-  SECURE ALLOCATED PARKING
-  TWO BATHROOMS
-  125 YEAR LEASE
-  LESS THAN 10 YEARS OLD
-  ELEVATOR IN THE BUILDING
-  SECURE ENTRY AND INTERCOM SYSTEM TO MAIN ENTRANCE CONTROLLABLE FROM APARTMENT\*
-  LUXURIOUS APARTMENT

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

### Lease Information

From information provided to us by the current owner, we understand the lease information to be as below:

- Current remaining lease length - 125 Years
- Current annual ground rent - £500
- Current annual Service charge - £1800

### Transport Links

NEAREST STATIONS:

Slough (0.5 miles)

Langley (2.4 miles)

Datchet (1.9 miles) (South Western Railway)

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 Slough. Elizabeth Line stations of Slough and Langley are easily accessible plus Direct train lines into London Waterloo are available from Datchet station.

### Location

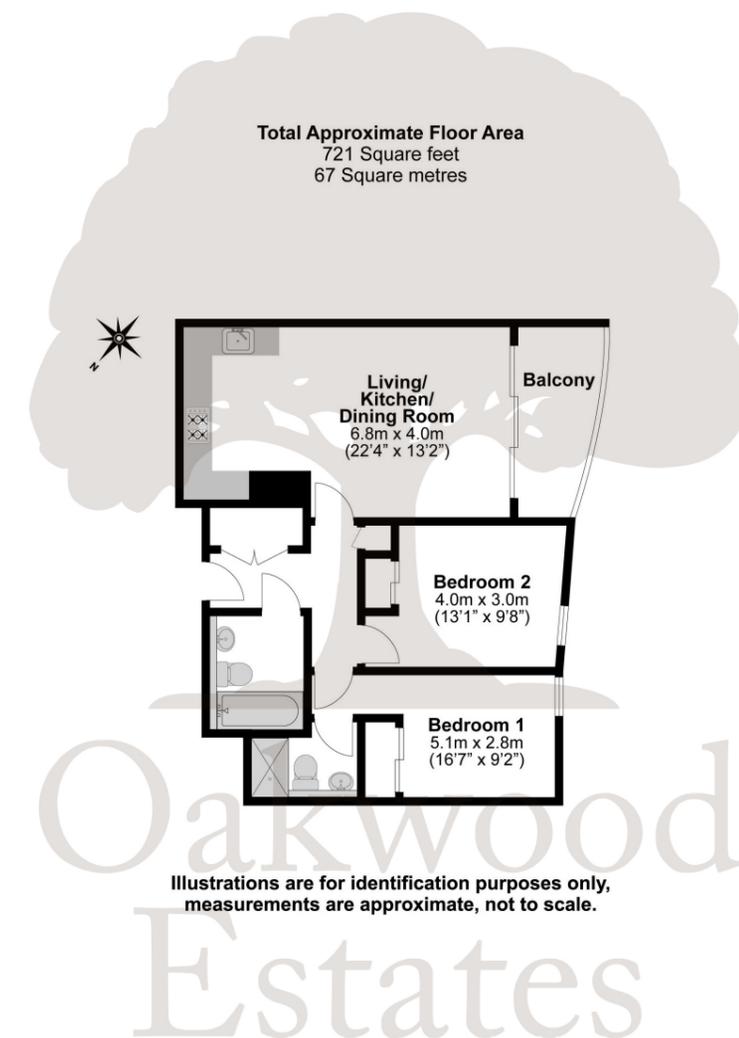
Trevenna is conveniently situated in the town of Slough and with access to Slough train station which is located within a short walk of the property. Everyday amenities can be found at The Town Centre, Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. The National Trust property, Cliveden House, also located in Taplow has over 300 acres of woodlands and gardens leading down to the River Thames.

Communication links in the area are excellent with rail connections to London (Paddington) from Slough. The area also benefits from Crossrail (Elizabeth Line) which is now up and running, giving direct and fast journey times from Slough station to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

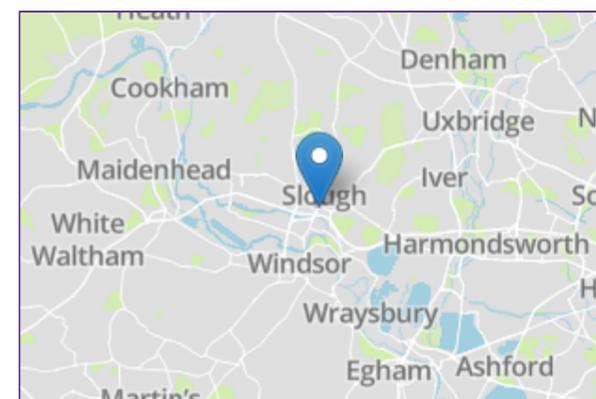
### Council Tax

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 |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B | 86                      | 86        |
| (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 |           |