

£290,000 Leasehold

James Meadow, Langley, Slough, Berkshire SL3 7GE



- Second Floor
- Double Doors Separate Kitchen from Reception
- Stylish Shower Room
- Parking Space
- Approx. 775 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- 'Outstanding' Local Secondary School

GENERAL DESCRIPTION

A well-proportioned and smartly-presented flat on the second floor of this modern-build but period-style development. The property has a south-east-facing reception room with double doors leading through to the kitchen. The two bedrooms are very similar-sized doubles. There is an attractive shower room with limestone-style tiles and a pair of storage/utility cupboards in the naturally-lit entrance hallway. Well insulated walls, double glazed windows and gas central heating make for a very good energy-efficiency rating. The flat comes with use of an allocated parking space and Slough town centre can also be reached via bus or bike. Junction 5 of the M4 is only a couple of minutes drive away if travelling further afield. The nearest secondary school (Langley Grammar) is within comfortable walking distance and Ofsted-rated 'Outstanding' plus there are a number of well-thought-of primary schools in the local area.

Tenure: Leasehold (125 years from 01/04/2005).

Service Charge: £240.24 per month (subject to annual review).

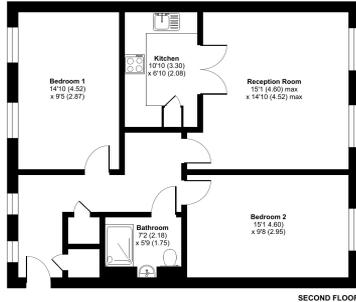
Council Tax: Band C, Slough Borough Council.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

James Meadow, Slough, SL3
Approximate Area = 775 sq ft / 71.9 sq m
For identification only - Not to scale



SECOND FLOOR

This plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2023. Produced for Urban Moves. REF: 138642

SECOND FLOOR

Entrance Hallway

Bedroom 1
14' 10" x 9' 5" (4.52m x 2.87m)

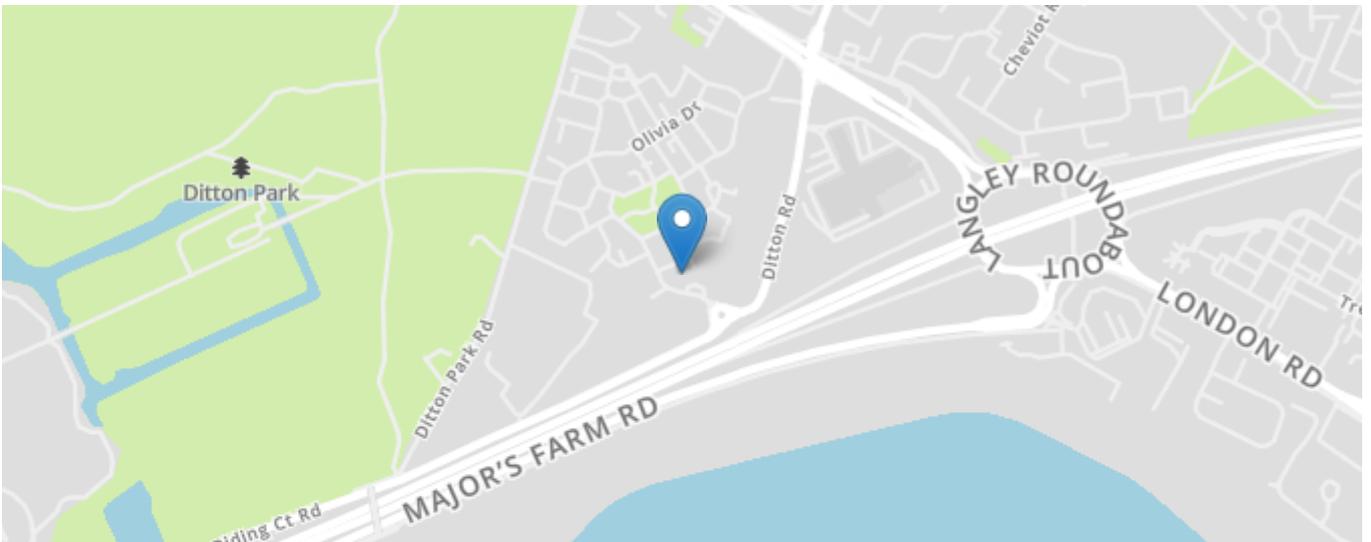
Shower Room
7' 2" x 5' 9" (2.18m x 1.75m)

Bedroom 2
15' 1" x 9' 8" (4.60m x 2.95m)

Reception
15' 1" max. x 14' 10" max. (4.60m x 4.52m)

Kitchen
10' 10" x 6' 10" (3.30m x 2.08m)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (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 | |



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.