

Arborfield Close is the perfect location for all commuters and young families. Slough train station (Elizabeth Line) is located under half a mile from your front door and M4 junction 6 is easily accessible.

This ideal first time purchase is located within a highly sought after residential cul de sac close to Slough town centre. This home is located on the ground floor and comprises of TWO large double bedrooms, the master includes fitted wardrobes. A brand new kitchen has recently been added to the property and is completely integrated ensuring it is ready to move in. A separate family bathroom and spacious lounge completes the home. The home has been maintained to a very high order and requires now work at all.

Parking is offered via a private garage and private residents permit parking. The property is further benefitted by a long lease of 139 years.



Property Information

-  TWO BEDROOMS
-  PRIVATE GARAGE
-  IMMACULATE CONDITION THROUGHOUT
-  0.5 MILES TO SLOUGH STATION (ELIZABETH LINE)
-  LONG LEASE OF 139 YEARS
-  BRAND NEW KITCHEN
-  PERFECT FIRST TIME PURCHASE

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

Lease Information

From information provided to us via the vendor, we understand the current lease details to be as below:

Current remaining lease length - 139 years

Service charge - £225 pcm

Ground Rent - NIL

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

Arborfield Close is conveniently situated in the town of

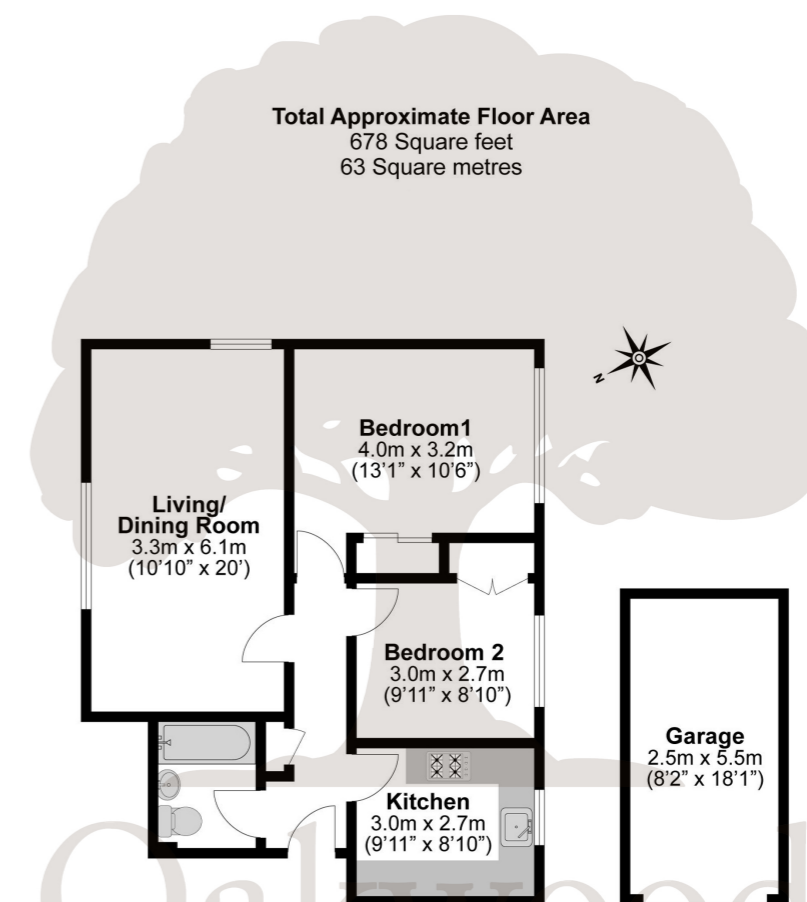
Slough and with access to Slough train station which is located within a short walk of the property. Everyday amenities can be found at The Town Centre, Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. The National Trust property, Cliveden House, also 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

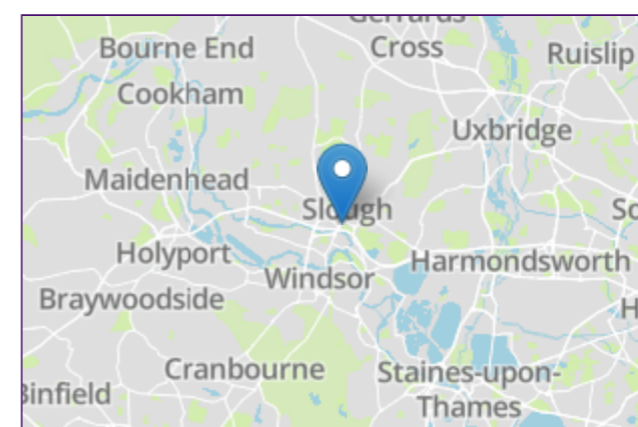
Band C

Floor Plan



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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	
England, Scotland & Wales			
EU Directive 2002/91/EC			