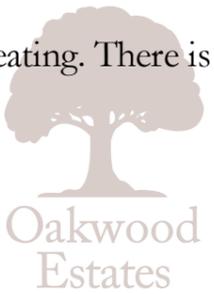




The property is situated in the serene Upton Park, which benefits from being in walking distance to the town centre and Slough station (Elizabeth Line & National Rail), while also providing beautiful rural surroundings, and the charm of being in a historic conservation area.

The property has recently been repainted, and boasts high ceilings, and large windows which let in an abundance of natural light. The property has stunning character features.

The property has a high energy efficiency rating of C, and runs on gas central heating. There is no onward chain allowing for the possibility of a quick purchase.



## Property Information

-  SOLD WITH NO ONWARD CHAIN
-  GAS CENTRAL HEATING
-  WALKING DISTANCE OF SLOUGH STATION (ELIZABETH LINE & NATIONAL RAIL)
-  EPC RATING - C
-  HISTORICALLY SIGNIFICANT CONSERVATION AREA
-  ONE BED APARTMENT
-  RESIDENTS PERMITTED PARKING

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

### Lease Information

From what we understand from the vendor, there are 94 years left on the leasehold remaining at present.

Service charge for this year is £1999.59, which ends in 30/09/26.

### Parking

Residents can apply for their first parking permit from the managing company free of charge, and £20 after for any replacement/new permits.

### Transport Links

#### NEAREST STATIONS:

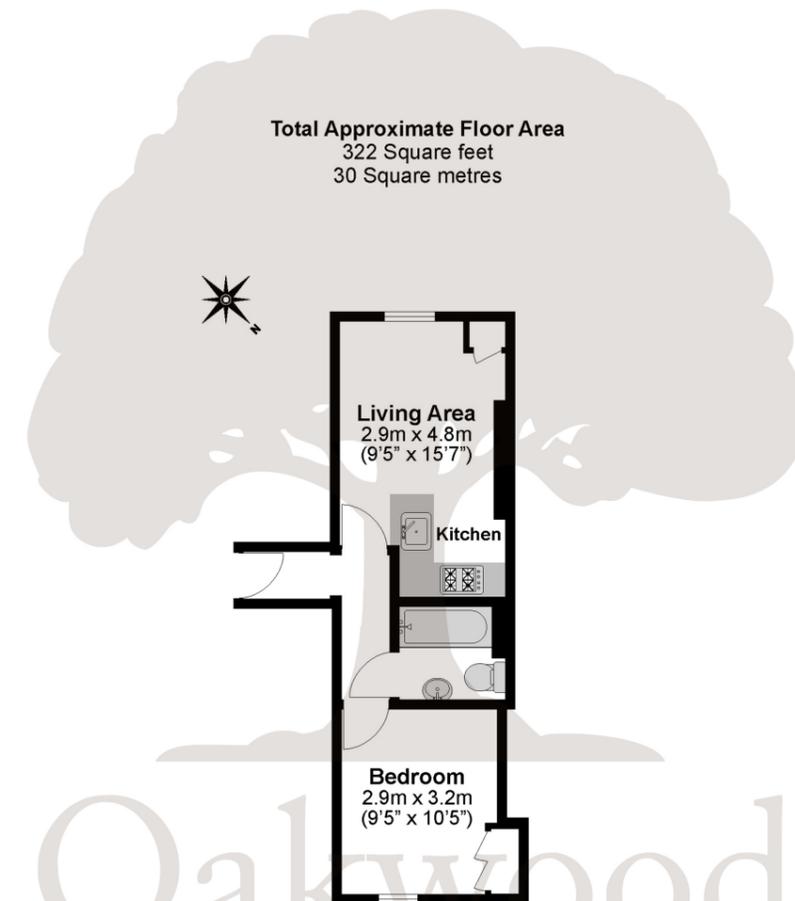
- Slough (0.7 miles)
- Langley (2.7 miles)
- Burnham (3.2 miles)
- Datchet (1.5 miles) (South Western Railway)

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.

### Council Tax

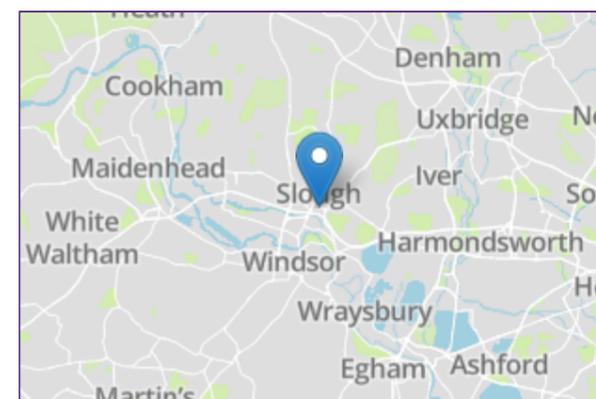
Band A

## 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	69	76
(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			