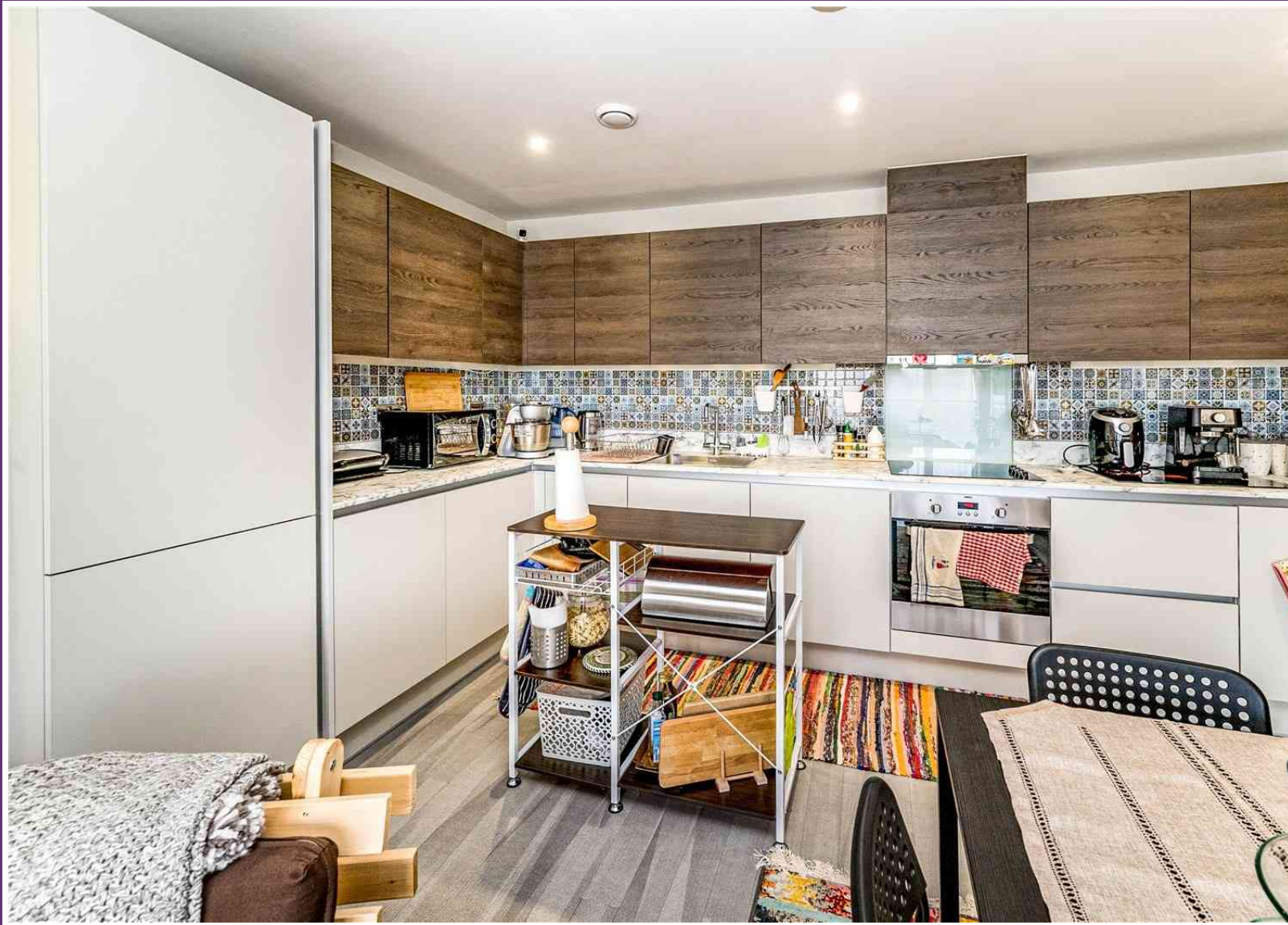




HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



Flat 48 Vanburgh Court, 40 Stoke Road, Slough, Berkshire. SL2 5XQ.

£343,000 Leasehold

This well-presented two-bedroom apartment offers a modern lifestyle in a prime location, just a short walk from Slough train station and the bustling High Street.

Upon entering, you're greeted by a secure communal area featuring a video entry system, a concierge desk, and a convenient parcel room. A seating area, along with stairs and lifts, provides access to all floors.

The apartment's entrance hall is equipped with a video entry phone system and a storage cupboard, which includes plumbing for a washing machine. Wall-mounted electric heaters and doors lead to the various living spaces.

The open-plan kitchen is fitted with a range of modern wall and base units, including integrated appliances such as a four-ring electric hob, oven, fridge/freezer, and dishwasher. A single-bowl sink with a drainer completes the functional setup.

The lounge is a bright and airy space with front-facing views and access to the private balcony. Spanning over 19 feet, it offers plenty of room for both relaxing and entertaining, and features TV and telephone points for convenience.

The master bedroom is generously sized with dual aspect windows, allowing for plenty of natural light. Built-in wardrobes provide ample storage, and a door leads directly to the en-suite bathroom. The en-suite is stylishly finished with a vanity unit, low-level WC, shower cubicle, extractor fan, and shaver point.

The second bedroom is also a double, with side-facing windows and built-in wardrobes for storage. The main bathroom includes a panelled bath with mixer taps, a wall-mounted shower, a wash basin, WC, and an extractor fan, all designed for modern living.

Residents also benefit from secure allocated parking, and the reassurance of a remaining new homes warranty.



AREA

A convenient lifestyle awaits at Vanburgh Court. The mainline train station including Crossrail links, is a 7-minute walk. The town centre is just a few minutes further for supermarkets, a public library, cultural centre, entertainment and sports facilities. Parks and open green spaces are also nearby and Windsor Castle is 4 miles away.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Important Notice

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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



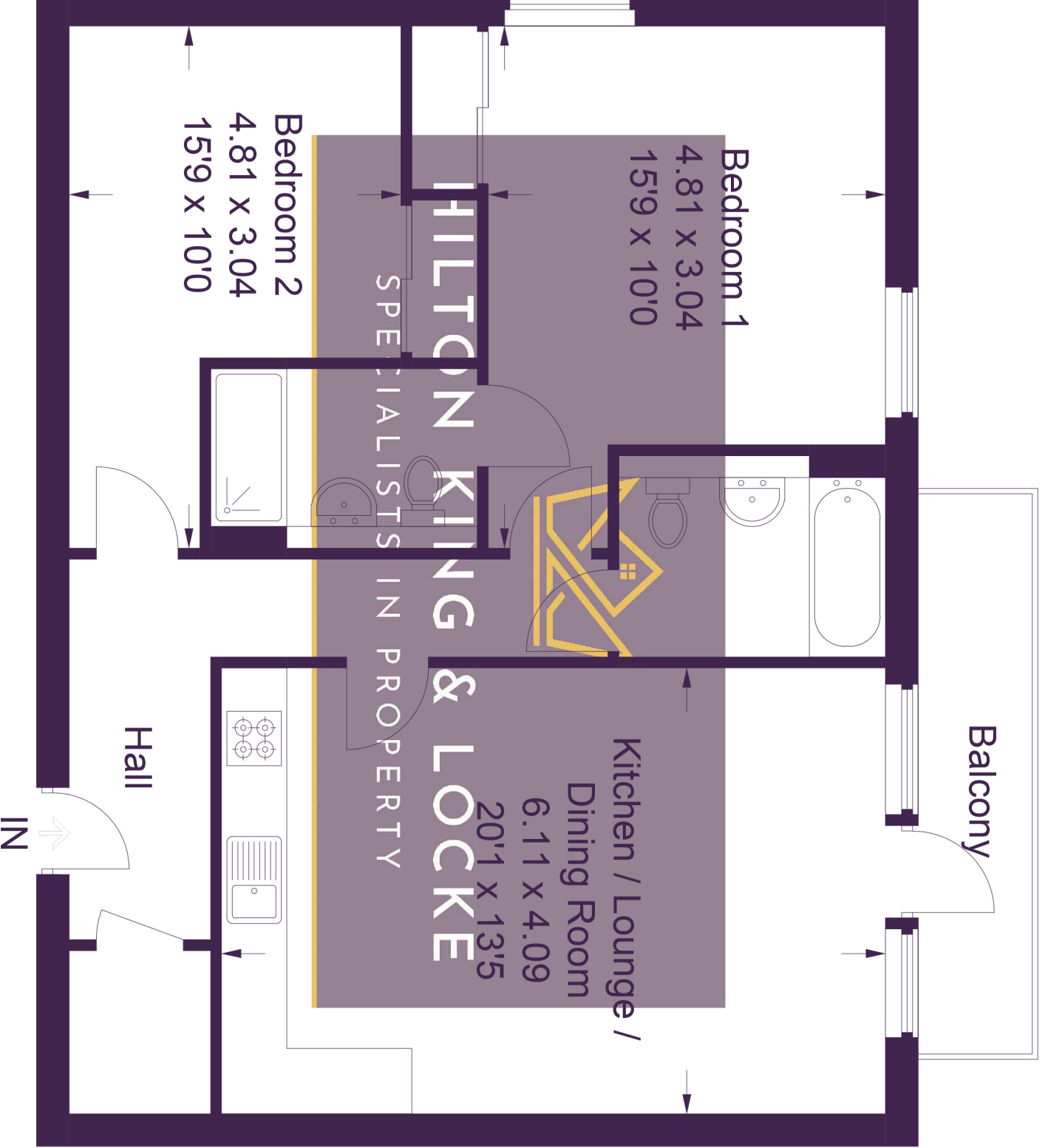
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Farnham Common Buckinghamshire SL2 3QH

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# Vanburgh Court, Stoke Road

Approximate Gross Internal Area

72.1 sq m / 776 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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