



This one bedroom third floor apartment is situated adjacent to Slough Rail Station (Queen Elizabeth Line) and is offered to the market as well presented.

The development offers lift access and the property comes with a 109 year lease. There is the option to purchase either 100% or 25% via the shared ownership scheme.

The layout features a 16ft open plan kitchen/lounge with balcony access, a 19ft bedroom, a three piece bathroom and a hallway with storage.

The property runs on electric heating and all windows are double glazed.

Externally, there is allocated parking for one car.

This property is an excellent first time purchase or investment due to its convenient location with Slough High Street also being just a 5 minute walk.

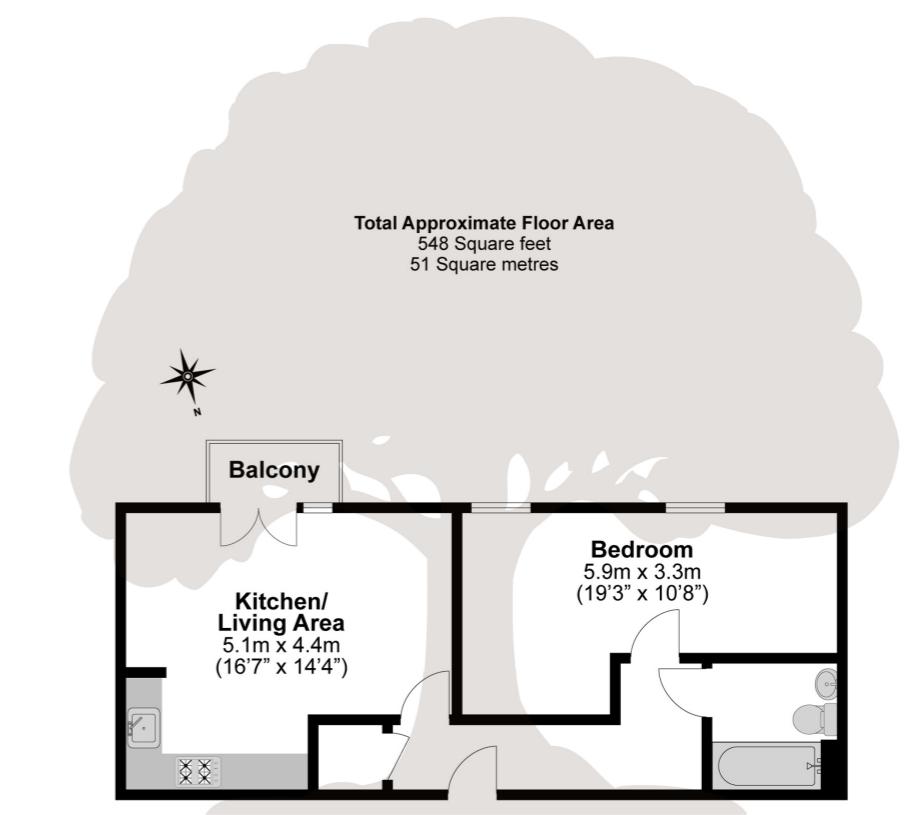
Property Information

- ONE BEDROOM THIRD FLOOR APARTMENT
- LIFT ACCESS
- BALCONY
- THREE PIECE BATHROOM
- 1X ALLOCATED PARKING SPACE

- WALKING DISTANCE TO SLOUGH RAIL STATION
- 16FT OPEN PLAN KITCHEN/LOUNGE
- 19FT BEDROOM
- 109 YEAR LEASE
- ELECTRIC HEATING

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

Floor Plan



Oakwood Estates

Illustrations are for identification purposes only,
measurements are approximate, not to scale.

Lease Information

We understand from the vendor that the property is held on a lease with 109 years remaining with a service charge of £174.76 per month and a sinking fund of £35.54 per month.

Location

Located within the heart of Slough Town Centre with comprehensive shopping facilities, restaurants, bars, multiscreen cinema complex as well as Slough's Main Line train station with Crossrail/Elizabeth line - Direct fast access through Central London, making this property an ideal purchase for a professional commuter or investment buyer looking for a rental option.

Council Tax

Band C

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 Govview.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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	81	85
EU Directive 2002/91/EC		