

This IMMACULATELY Presented-FIRST floor Apartment offers a perfect blend of spacious living and convenience, located just 0.6 miles from Slough train station and within close proximity to the town centre.

Featuring an OPEN-PLAN lounge and stunning kitchen, the space is bright and inviting, perfect for relaxation or entertaining. The Apartment also benefits from a large balcony with beautiful views over an historical church yard. Included within the apartment is also TWO well-proportioned DOUBLE BEDROOMS one with an EN-SUITE and a sleek, modern family bathroom. Residents will enjoy the added benefit of a communal Roof Terrace garden, ideal for outdoor relaxation. With allocated Secure residents parking. The property is ideal for commuters and those seeking easy access to local amenities and recreational grounds. The Apartment is presented to a high standard throughout, making it an excellent choice for those looking for a move-in-ready home.

Located within walking distance of the town Centre which offers a variety of shops and restaurants. The train links offer a short trip to Windsor and 20 minutes to central London on the ELIZABETH LINE.



Property Information

- OPEN PLAN KITCHEN AND DINING ROOM
- IDEAL FIRST HOME OR INVESTMENT BUY
- ALLOCATED PARKING
- 0.3 MILES TO SLOUGH STATION (ELIZABETH LINE)
- NO ONWARDS CHAIN
- ROOF TERRACE
- CLOSE TO A NUMBER OF GOOD AND EXCELLENT SCHOOLS

x2

Bedrooms

x1

Reception Rooms

x2

Bathrooms

x1

Parking Spaces

Y

Garden

Y

Garage

- Schools

PRIMARY SCHOOLS

St Mary's Church of England School 0.5 Miles

Willow primary School 1.0 Miles

Littledown School 0.6 Miles

Khalsa Primary School 1.2 Miles

SECONDARY SCHOOLS

Herschel Grammer School 1.1 Miles

St Josephs Catholic High School 1.0 Miles

Upton Court Grammer 0.8 Miles

Eden Girls School 1.1 Miles

Lease Information
From information provided to us from the current owners we understand the lease details to be as below:

Current remaining lease length - 118 Years
Service charges per annum- £2100
Ground rent per annum: £345

Transport Links
NEAREST STATIONS:

Slough (0.3 miles)
Burnham (1.2 miles)

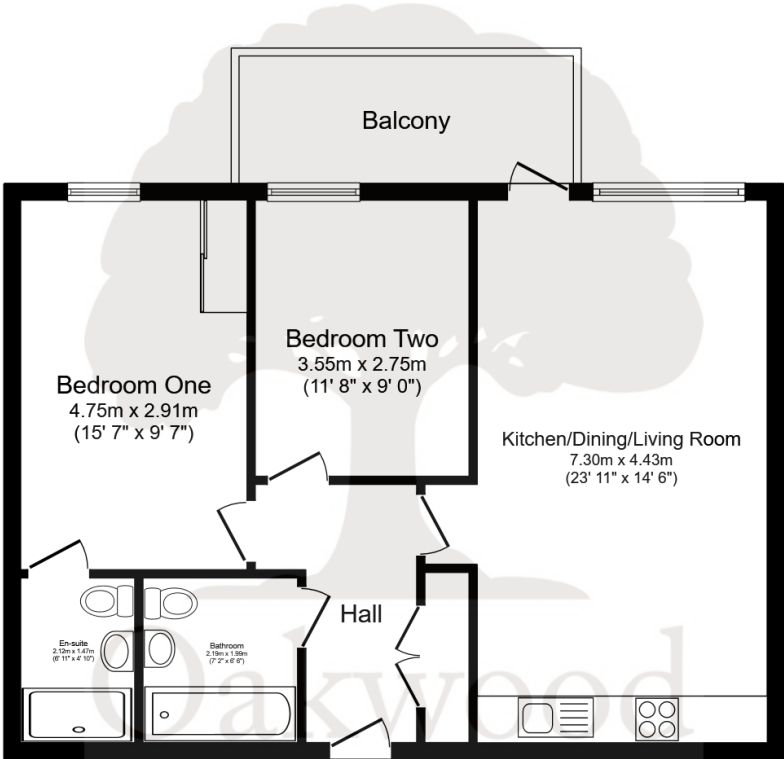
Maidenhead (2.2 miles)

The M4 (jct 5) is approximately 1 mile distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. Direct train links in to London Waterloo are available from Windsor & Eton Riverside station.

Location
Slough offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Maidenhead, Windsor, Bracknell and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Burnham Beeches and Windsor Great Park near by.

Council Tax
Band C

Floor Plan



Floor Plan
Floor area 66.8 m² (719 sq.ft.)

TOTAL: 66.8 m² (719 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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	85	85
(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	