

An historic landmark development in central Slough  
 0.2 miles to main train station; Crossrail coming soon (approx.)  
 15 mins to London Paddington; Windsor in 6 mins (approx.)














Horlicks Quarter is the amazing new neighbourhood in Slough, in the Royal county of Berkshire, just 4 miles from historic Windsor and 22 miles from London.

Slough sits at the heart of beautiful countryside, close to some of southern England's most picturesque towns and villages, including Henley-on-Thames famous for rowing and Bray with its Michelin-starred restaurants. There is so much to do and see here - from walking in ancient Burnham Beeches and golf at nearby Stoke Park, to excellent shopping at Windsor and Westfield London. It is currently undergoing a major town regeneration of which Horlicks Quarter is an integral part. Few other small cities can boast such great access to a wealth of amenities - great transport connections, top schools, shopping, parks, sports and leisure facilities.

Total Area 65 sq m 702 sq ft  
 Living/Dining 3.89m x 3.37m 12' 9" x 11' 1"  
 Kitchen 3.89m x 3.00m 12' 9" x 9' 10"  
 Bedroom 1 4.38m x 2.79m 14' 4" x 9' 2"  
 Bedroom 2 3.08m x 2.80m 10' 1" x 9' 2"



## Property Information

-  TWO DOUBLE BEDROOMS 6TH FLOOR FLAT
-  NO ONWARD CHAIN
-  ONLY 2 YEARS OLD
-  IDEAL FIRST TIME BUY
-  ROOF GARDEN
-  RESIDENTS GYM
-  997 YEARS LEASE
-  EXCELLENT CONDITION THROUGHOUT
-  SLOUGH STATION 0.2 MILES AWAY
-  GREAT INVESTMENT OPPURTUNITY
-  12 HOUR CONCIERGE
-  GAMES ROOM & LOUNGE
-  COMMUNAL CINEMA ROOM

					
x2	x1	x2	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Lease Information

Current Lease Length - 997 Years  
 Ground Rent - £250 pcm  
 Service Charge - £2494 per annum

### Location

Darjeeling House 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.

### Transport Links

Nearest stations:  
 Slough (0.2 miles)  
 Burnham (2.2 miles)  
 Langley (2.4 miles)

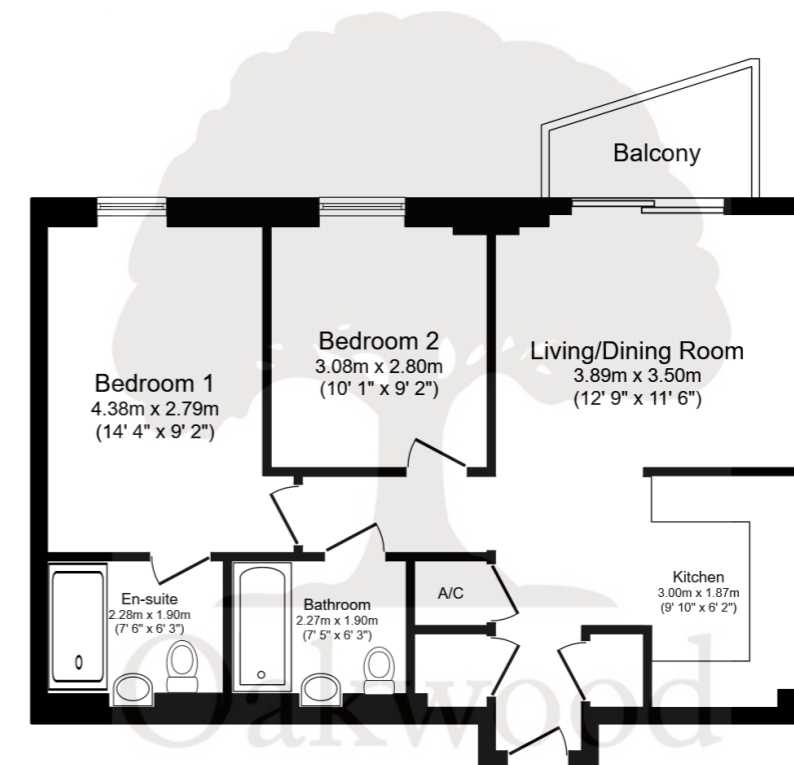
All of these stations are on the Elizabeth Line.

The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 6 & 7) also provides access to the M25 and the national road network giving access to London, Heathrow, Reading and the west. There is a mainline railway station in Slough (Queen Elizabeth Line) offering services to Central London and Reading. A direct line to London Waterloo runs from Windsor & Eton Riverside. From Beaconsfield there is a service to Marylebone.

### Council Tax

Band D

## Floor Plan

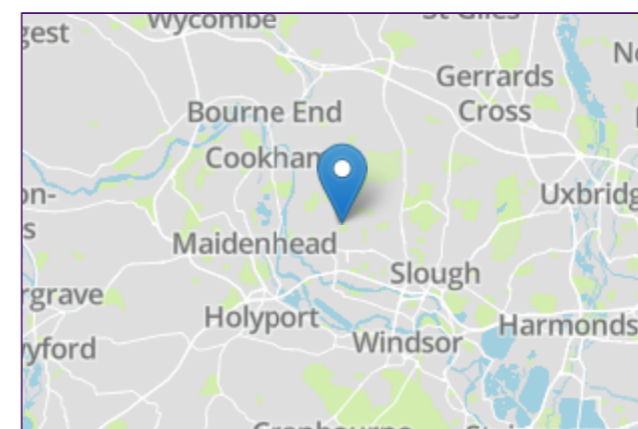


**Floor Plan**  
 Floor area 62.4 m<sup>2</sup> (671 sq.ft.)

TOTAL: 62.4 m<sup>2</sup> (671 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	73
(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			