






This very well presented bedroom apartment is a great size offering an open plan lounge to the fitted kitchen. There is a double bedroom with fitted wardrobes. freshly decorated and a decent sized shower-room. There is a car park to the front for residents. This property is located in a popular development over looking the picturesque Upton Park. It is a 5 minutes walk to the Slough High Street and a 15 minute walk to the Slough Train Station. Part furnished and available now CHAIN FREE.



Property Information

-  ONE BEDROOM APARTMENT
-  PERMIT PARKING
-  FIRST FLOOR APARTMENT
-  CENTRAL LOCATION - SHORT WALK TO SLOUGH STATION (CROSSRAIL)
-  CHAIN FREE

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

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

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.

Lease Information

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

- Current remaining lease length - 125 years approx
- Service charges and ground rent inclusive per annum- £2000 approx

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

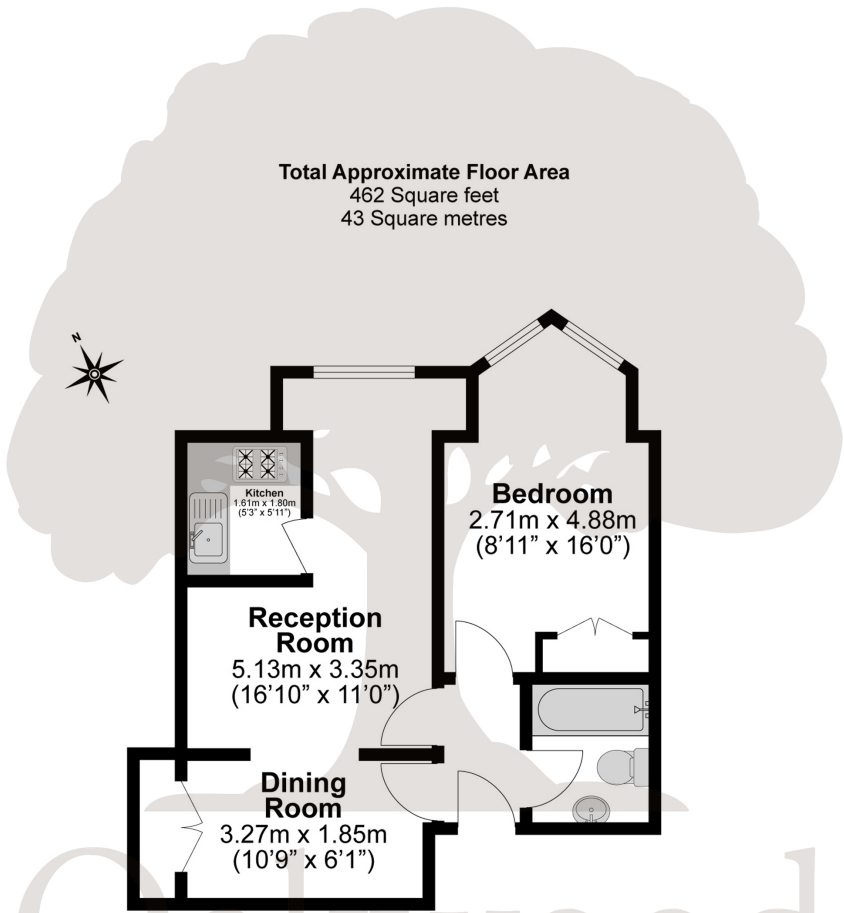
SECONDARY SCHOOLS

- 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

Council Tax

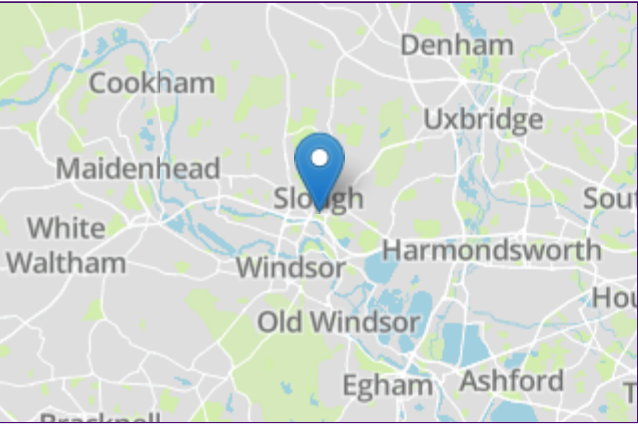
Band C

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		
(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	