



This IMMACULATELY Presented 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 boasts a spacious balcony, offering stunning views of a historic churchyard. Included within the apartment is also a ONE well-proportioned DOUBLE BEDROOM and a sleek modern family bathroom. Residents will enjoy the added benefit of a communal Roof Terrace garden, ideal for outdoor relaxation. 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.



-  ONE BEDROOM GROUND FLOOR APARTMENT
-  INVESTMENT OPPORTUNITY
-  SHORT WALK TO THE HIGHSTREET
-  CHAIN FREE
-  ROOF TERRACE
-  0.3 MILES TO SLOUGH STATION

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

**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.

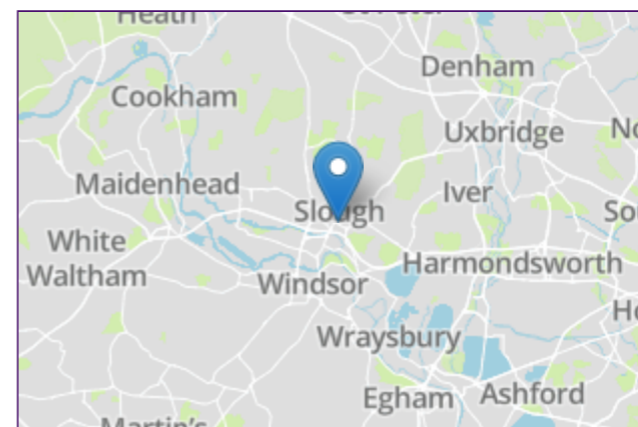
**Lease Information**

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

- Current remaining lease length - 116 Years
- Service charges per annum- £1378.64
- Ground rent per annum: £210

**Council Tax**

Band B



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 <span style="float: right;">EU Directive 2002/91/EC</span>			