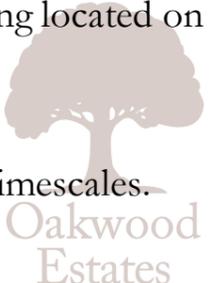


This perfect first time purchase is located on a cul de sac close to Slough town centre. Excellent transport links are available with Slough train station (Elizabeth Line) only 0.4 miles away and M4 junction 6 easily accessible.

The property itself is located on the first floor and has int's own private entrance. Internally the property comprises of TWO good size double bedrooms, spacious lounge area, separate family bathroom and modern kitchen. The property has been well maintained throughout.

To the rear of the property there is a private garden space which is ideal to be enjoyed in the summer months. The property benefits from plenty of on street parking located on the cul de sac.

Sold with NO ONWARD CHAIN and ready to move to your desired timescales.

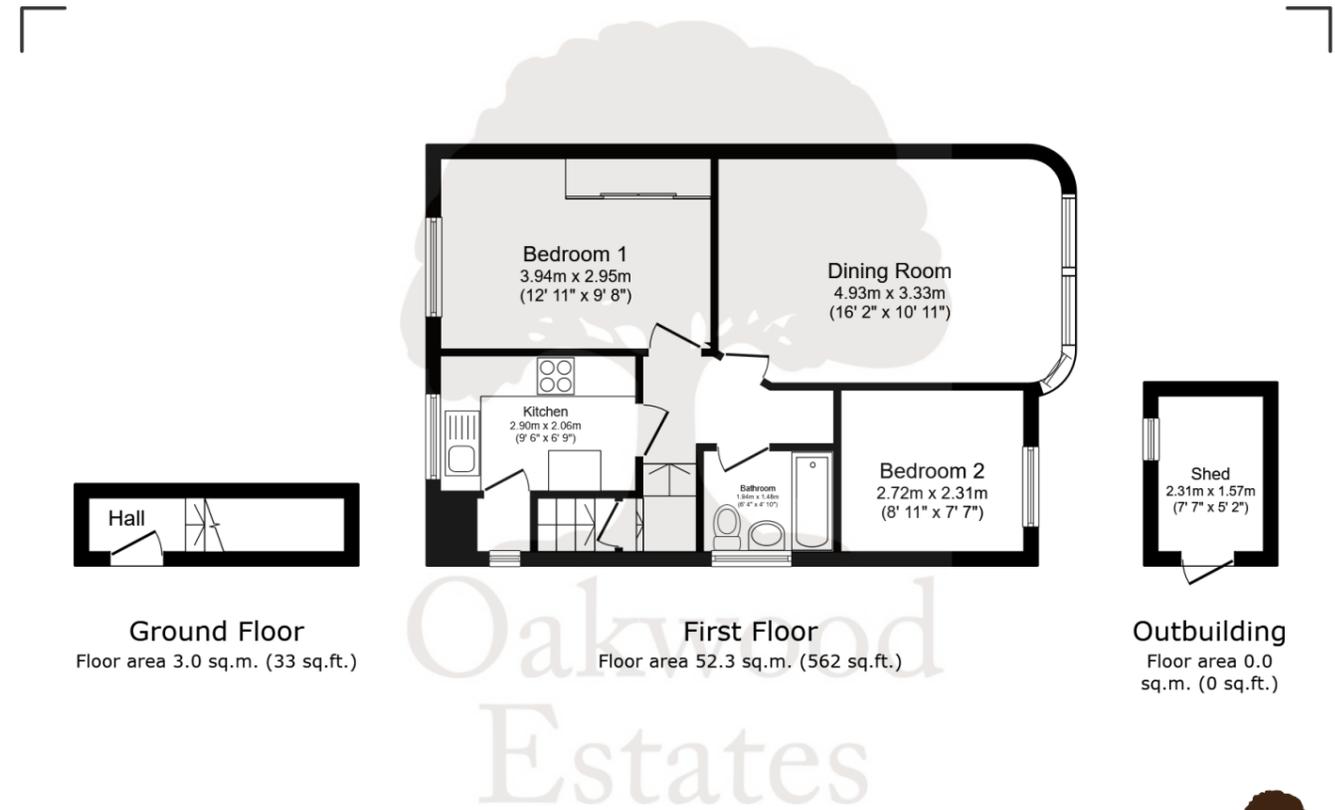


Property Information

-  SOLD WITH NO ONWARD CHAIN
-  GARDEN
-  GOOD CONDITION THROUGHOUT
-  GAS CENTRAL HEATING
-  TWO BEDROOM FIRST FLOOR MAISONETTE
-  DRIVEWAY PARKING
-  0.4 MILES TO SLOUGH STATION (ELIZABETH LINE)

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

Floor Plan



Total floor area: 55.3 sq.m. (595 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.



Transport Links

NEAREST STATIONS:

- Slough (0.4 miles)
- Langley (2.3 miles)
- Windsor & Eton Riverside (1.8 miles) (South Western Railway)

The M4 (jct 6) is an easy commute, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Slough. Elizabeth Line stations of Slough and Langley are easily accessible plus Direct train lines into London Waterloo are available from Windsor & Eton Riverside station.

Location

Adelphi Gardens 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.

Lease Information

As we understand it from the owner, the lease length is 86 years, and the service charge and ground rent are in two payments every year, March and September.

March is £310

September is £350 (this includes the ground rent as well as service charge)

Council Tax

Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(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	