



Take advantage of this perfect opportunity to purchase this ready to move modern maisonette. This home is ideal for all those looking for a first time purchase that is located within an excellent commuting location. Troutbeck Close is just 0.3 miles to Slough station, here you can find direct links into Central London via the Elizabeth Line. This excellent location also offers access to a range of highly rated schools all located within walking distance.

The property itself has been immaculately maintained and is ready for the next owners to move straight in with no work required. The maisonette is located on the first floor and as a result has access to a private loft storage. Internally the home offers a spacious welcoming hallway which leads to a large 21ft lounge. The remainder of the accommodation comprises of TWO good size bedrooms with integrated wardrobes, a modern bathroom & a beautiful integrated separate kitchen.

This wonderful home has access to communal gardens which is available for all residents and private residents parking, located in a private car park.



- 🌳 TWO BEDROOMS
- 🌳 RESIDENTS PARKING
- 🌳 PRIVATE LOFT STORAGE SPACE
- 🌳 IMMACULATE CONDITION THROUGHOUT
- 🌳 MODERN FITTED KITCHEN
- 🌳 COMMUNAL GARDENS
- 🌳 FIRST FLOOR MAISONETTE
- 🌳 0.4 MILES TO SLOUGH STATION (ELIZABETH LINE)

LEASE INFORMATION

Current lease length - 92 Years
Current annual service charge - £1377.60
Current annual ground rent - £125

Slough (0.3 mi)
 Langley (2.1 mi)
 Windsor & Eton Riverside (2.2 mi)

Location

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.

Band C



Illustration 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.

