









This luxurious two double bedroom/two bathroom first floor apartment is located just a 5 minutes' walk from Slough Rail Station (Crossrail) and is offered to the market as superbly presented. The layout is spacious stretching to approximately 910 sqft and includes a 24ft granite fitted kitchen/sitting room with a large balcony, two double-sized bedrooms, a shower room and master bedroom ensuite. Externally there is secure parking and the apartment offers a 120 year lease. This property is ideally suited to the discerning buyer and is an excellent first time purchase or investment due to its convenient location and immaculate order.



Property Information

-  LUXURIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
-  HIGH SPEC FINISH
-  SHORT WALK TO SLOUGH STATION (CROSSRAIL)
-  910 SQUARE FOOT
-  24FT KITCHEN / DINING ROOM
-  SECURE ALLOCATED PARKING SPACE
-  120 YEAR LEASE
-  GAS CENTRAL HEATING

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2 | x1 | x2 | x1 | N | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

External

The apartment benefits from secure parking with one allocated parking bay. The private balcony area, accessed from the lounge, is ideal for an outside sitting area.

Council Tax

Band C

Lease Information

We understand from the vendor that the property is held on a lease with 119 years remaining with a ground rent of £342 per annum and a service charge of £1,984 per annum

Location

Tresco 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.

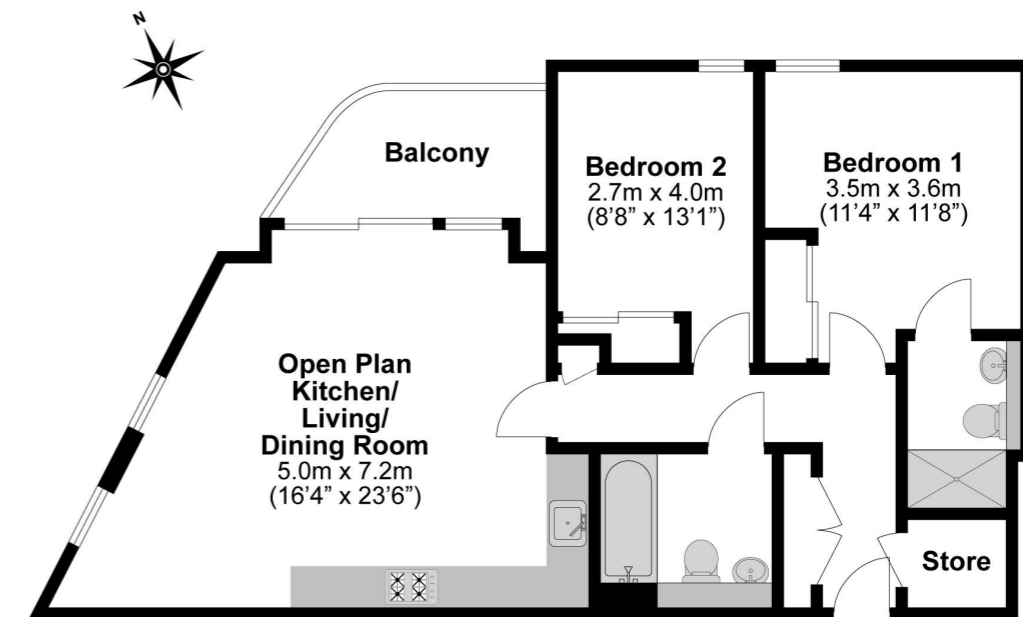
Council Tax

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Floor Plan

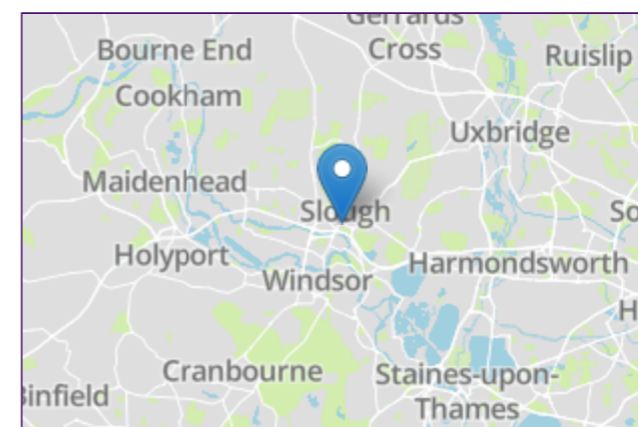


Total Approximate Floor Area
914 Square feet
85 Square metres



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 | 86 | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | <small>EU Directive 2002/91/EC</small> | |