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16 Rivington Apartments, Railway Terrace, Slough, Berkshire. SL2 5FQ.

£330,000 Leasehold

## NO CHAIN!

Modern Two-Bedroom Apartment with Balcony – Situated in a convenient and well-connected part of Slough, this spacious first-floor apartment offers modern living with excellent access to local amenities and transport. The property is ideally located close to Slough railway station, making it an ideal choice for commuters travelling to London and surrounding areas.

Extending to approximately 70 sq m (753 sq ft) of internal space, the apartment provides a generous and well-planned layout that includes a bright open-plan living area, two well-proportioned bedrooms and a private balcony, creating a comfortable and contemporary home.

At the heart of the property is an impressive open-plan reception and kitchen area measuring approximately 7.75 m x 4.57 m (25'5 x 15'0). This spacious room is filled with natural light thanks to large windows and direct access to the balcony, creating a welcoming environment for both relaxing and entertaining. The modern kitchen is fitted with sleek cabinetry, ample worktop space and integrated appliances, offering both practicality and style for everyday living. The private balcony, accessed from the reception area, provides a pleasant outdoor space where residents can enjoy fresh air or unwind after a busy day.

The apartment benefits from two well-sized bedrooms, both designed to be bright and comfortable. The principal bedroom measures approximately 4.52 m x 2.65 m (14'10 x 8'8), while the second bedroom measures approximately 4.52 m x 2.81 m (14'10 x 9'3). Each room offers flexibility for a variety of uses, including additional workspace for those working from home.

The accommodation is completed by a contemporary bathroom fitted with a bath and shower, wash basin and WC, providing a clean and practical space designed for modern living.



This property enjoys a highly convenient position in Slough, with easy access to a wide range of local amenities including shops, restaurants and leisure facilities, as well as nearby parks and green spaces. The area also benefits from excellent transport connections, with major road networks such as the M4 within easy reach. In addition, fast rail services from Slough railway station provide quick and convenient connections to London Paddington and beyond, making the property particularly appealing to commuters

. Additional Information The apartment is located on the first floor and offers an approximate floor area of 70 sq m (753 sq ft). The layout comprises two bedrooms, an open-plan living and kitchen area, a bathroom and a private balcony. Overall, this property represents an excellent opportunity for first-time buyers, professionals or investors seeking a spacious and well-located apartment with superb transport links.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>85</b>
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

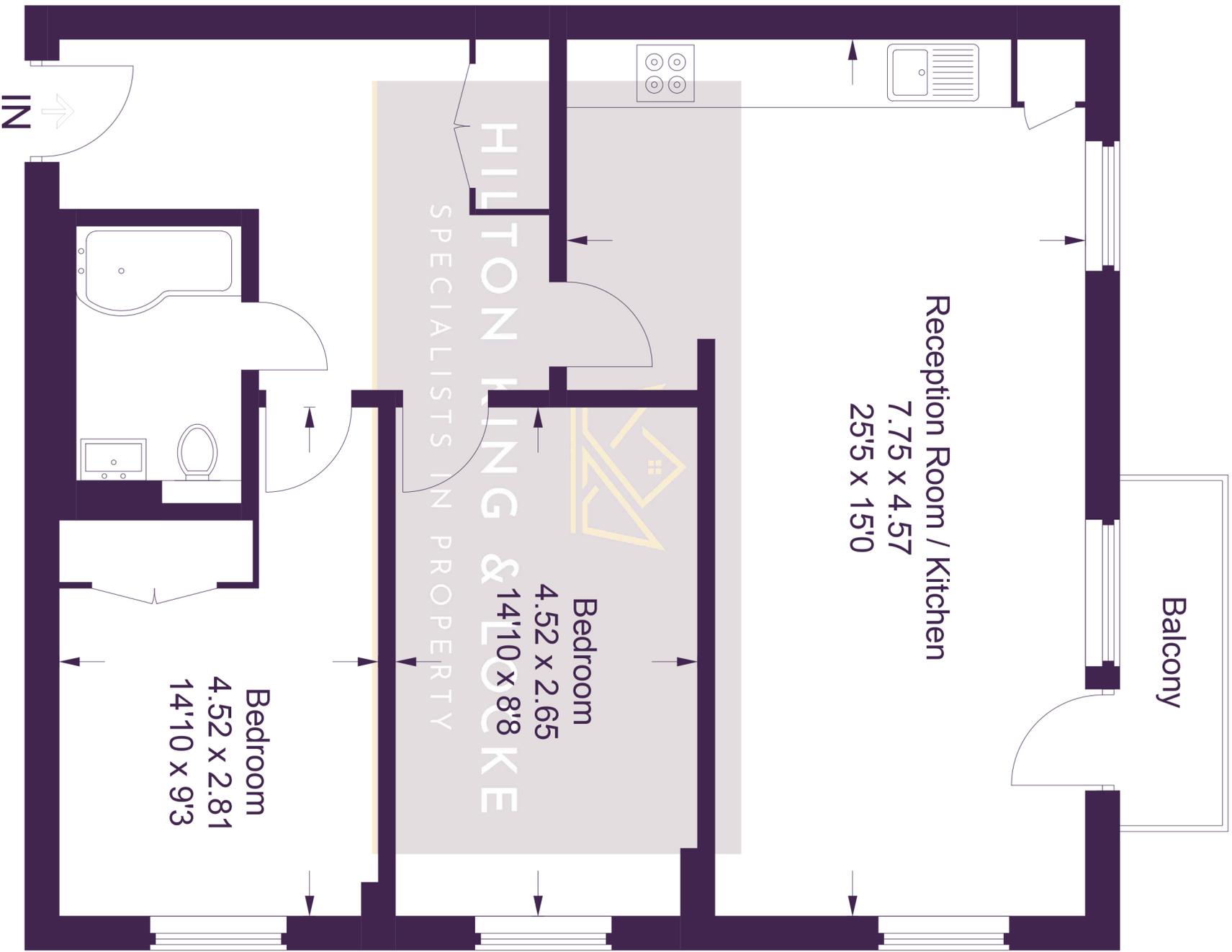


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# 16 Rivington Apartments, Slough, SL2 5FQ

Approximate Gross Internal Area = 70.0 sq m / 753 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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