



Tresco is a stunning and well kept block that promotes a high modern living standard. The block has a securely locked communal entrance ensuring that security is a priority at all times. A lift in the building provides access up to the first floor where this apartment is located. For FIRST TIME BUYERS looking for excellent transport links the location of this apartment could not be better, Slough train station (Elizabeth Line) and M4 jct 6 are located less than half a mile away. All local amenities are easily accessible as Slough High Street is situated on your doorstep.

The property itself has been maintained to an extremely high level and still provides that "new build" feeling throughout. Internally the apartment comprises of TWO double bedrooms, with the master benefitting from an en suite bathroom. A second family bathroom and immaculate integrated kitchen are included. The lounge area is completely flooded in natural light and has access onto the private balcony that is included with the apartment. The property has been exceptionally maintained and is ready for the next owners to move straight in.

Allocated parking is offered via a private gated car park and the property is being sold with NO ONWARD CHAIN and is ready to move at your pace.





## Property Information

-  117 YEAR LEASE
-  EXCELLENT CONDITION THROUGHOUT
-  PRIVATE GATED ALLOCATED PARKING
-  FIRST FLOOR
-  LESS THAN 10 YEARS OLD
-  NO ONWARD CHAIN
-  PRIVATE BALCONY
-  LIFT IN THE BUILDING
-  MODERN APARTMENT
-  0.5 MILES TO SLOUGH STATION (ELIZABETH LINE)

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

### Lease Details

From information provided to us by the vendor we understand the lease details to be as below:

Current remaining lease length - 117 Years Remaining

Current yearly service charge - £1,983.90

Current yearly ground rent - £500

### Transport Links

NEAREST STATIONS:

Slough (0.5 miles)

Langley (2.4 miles)

Datchet (1.9 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 Datchet station.

### Location

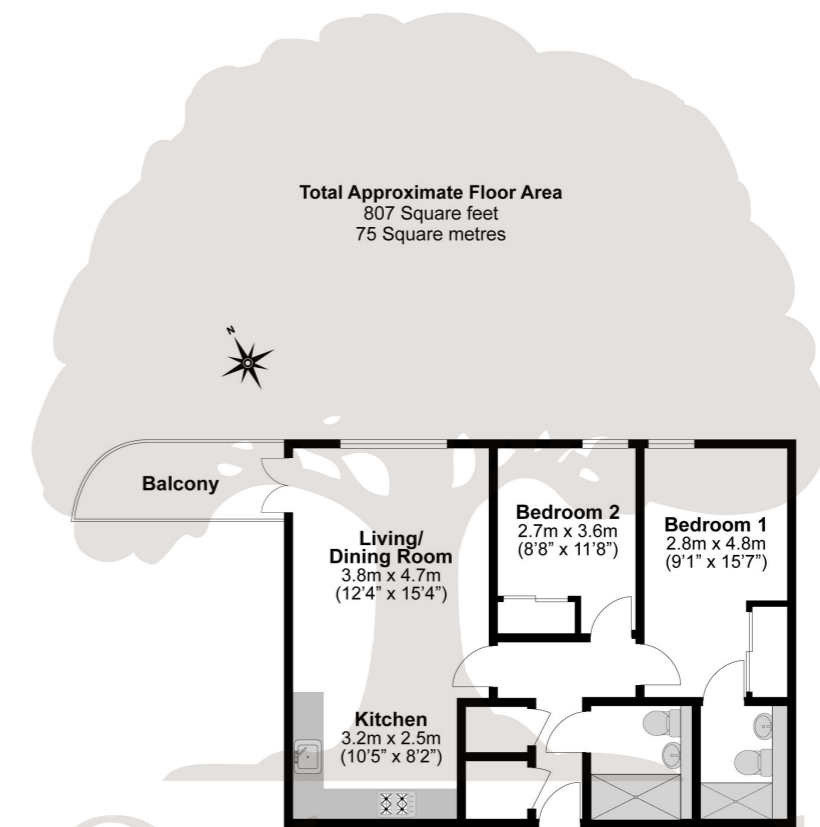
Tresco is conveniently situated in the town of Slough and with access to Slough train station which is located within a short walk of the property. Everyday amenities can be found at The Town Centre, Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. The 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

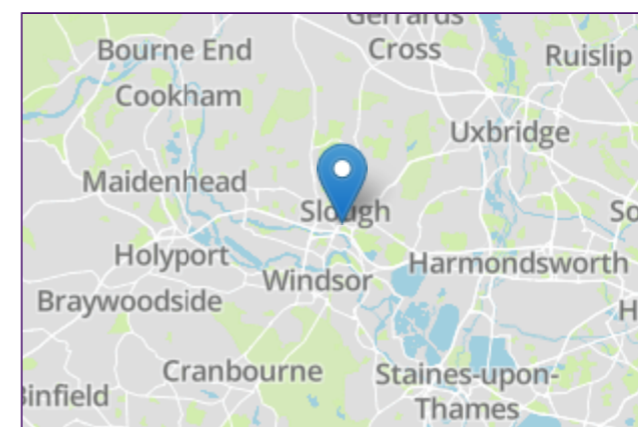
Band C

## Floor Plan



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	83	83
(69-80)	C		
(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	