



This modern two bedroom third floor apartment is situated right in the heart of Slough Town Centre and just a short walk from Slough Train Station (Queen Elizabeth Line).

The layout features a 22ft kitchen/living area with access onto a balcony, a contemporary three piece bathroom, two well-proportioned bedrooms (both with fitted wardrobes) and an entrance hall.

Externally there is secure parking and a secure entry system with lift access within the communal entrance hall.

This property is an excellent first time purchase or investment buy due to its convenient location and fantastic presentation.



## Property Information

-  TWO BEDROOM THIRD FLOOR APARTMENT
-  SHORT WALK TO SLOUGH STATION (QE LINE)
-  SECURE PARKING
-  BALCONY
-  LIFT ACCESS TO ALL FLOORS
-  TOWN CENTRE LOCATION
-  22FT KITCHEN/LIVING AREA
-  THREE PIECE BATHROOM
-  243 YEAR LEASE

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

### Lease Information

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

Current lease length – 243 years  
 Current annual service charge - £2000  
 Current annual ground rent - £335

### Transport Links

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

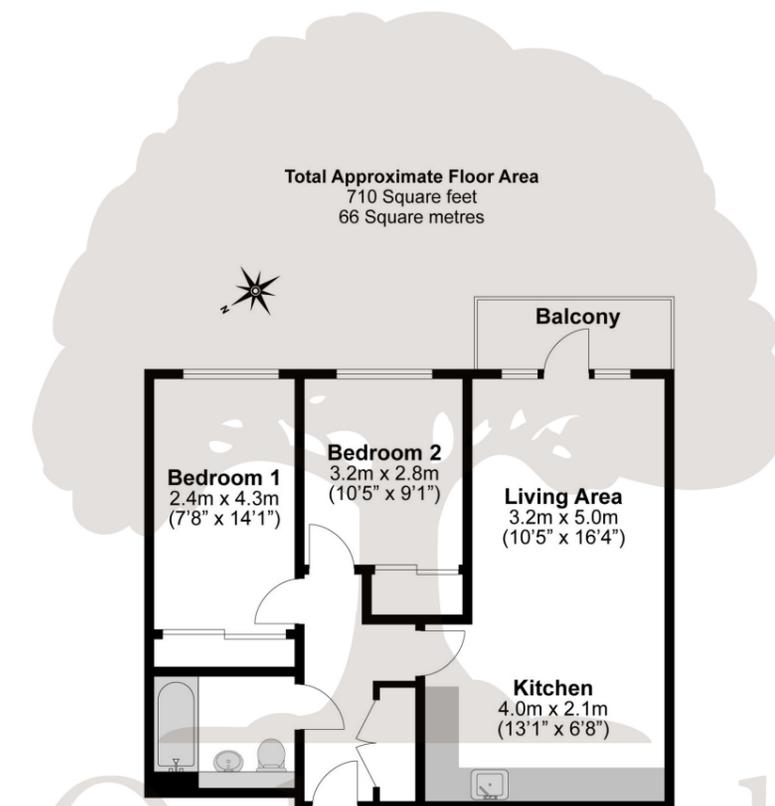
The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 6 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. The Elizabeth Line runs through Slough station and makes commuting into Central London easy. A direct line to London Waterloo also runs from Windsor & Eton Riverside station.

### Location

Vanburgh Court 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, nearby Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. Both Eton & Windsor are within easy walking distance from this property and provide access to stunning family walks as well as amenities. The National Trust property, Cliveden House, also located in Taplow has over 300 acres of woodlands and gardens leading down to the River Thames.

**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+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
England, Scotland & Wales		