



This luxurious two double bedroom/two bathroom ground floor apartment is located just a 15 minutes' walk from Slough Rail Station (Crossrail) and is offered to the market as superbly presented. The layout is spacious stretching to approximately 710 sqft and includes an open plan fitted kitchen, a 12ft living room with French doors to a communal garden, two double-sized bedrooms, a shower room and master bedroom ensuite. Externally there is secure allocated parking for one car in addition to one visitor permit and the apartment offers a 117 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. There is no onward chain allowing for the possibility of a quick sale.

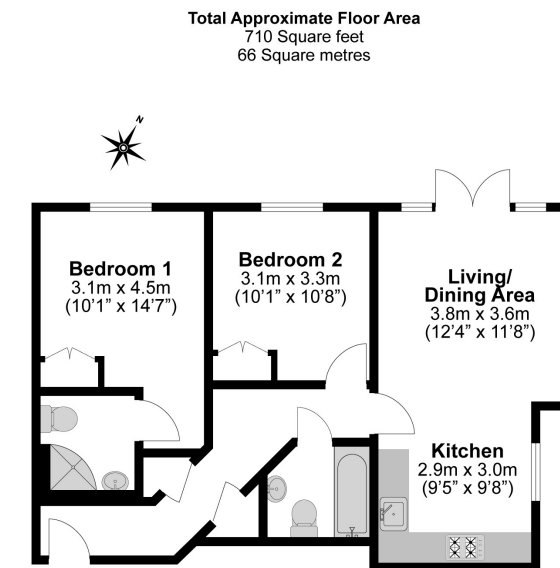


Property Information

-  TWO BEDROOM GROUND FLOOR APARTMENT
-  CUL-DE-SAC LOCATION
-  WALKING DISTANCE TO SLOUGH TRADING ESTATES
-  117 YEAR LEASE
-  ALLOCATED & VISITOR PARKING
-  MASTER BEDROOM WITH EN-SUITE
-  WALKING DISTANCE TO LOCAL AMENITIES
-  COUNCIL TAX BAND - D
-  NO CHAIN
-  COMMUNAL GARDEN

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

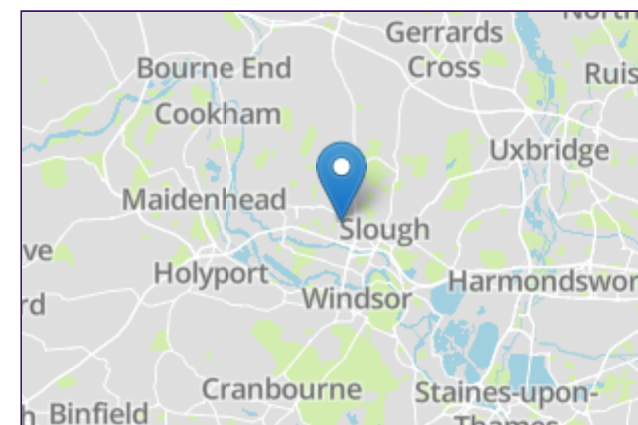
Floor Plan



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	82	82
(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	



External

Externally there is secure allocated parking for one car in addition to a visitor permit for one car.

Lease Information

We understand from the vendor that the property is held on a lease with 117 years remaining with a ground rent of £350 per annum and a service charge in 2022 was £1949 per annum

Location

Hayling Close is within walking distance to Slough trading estate but the key highlight of the area and property is its close proximity to secondary and primary schools including Montem Academy (outstanding), West Gate Secondary School (right behind the fence) and Eden Girls Secondary School. 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 benefits from Crossrail 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 D