

This very well presented modern apartment is the perfect buy for anyone looking to take advantage of the fantastic location. The property is situated less than 100 yards to Slough train station, where access to the Elizabeth Line is offered. Further transport links are offered via the nearby M4 junction 5. The ideal first time purchase is also situated perfectly to take advantage of some of the best schools that the local area has to offer.

This lovely home is located on the first floor of this private development. Entry is gained via a securely locked front communal door which has a phone entry system. The apartment itself comprises of TWO spacious double bedrooms, TWO modern bathrooms and a large open plan living/kitchen/dining area. The stunning kitchen itself is completely integrated and offers ample storage room. The entire property has been very well maintained and is ready for the next owners to move straight in.

The property includes allocated private parking and has a long lease of 132 years.

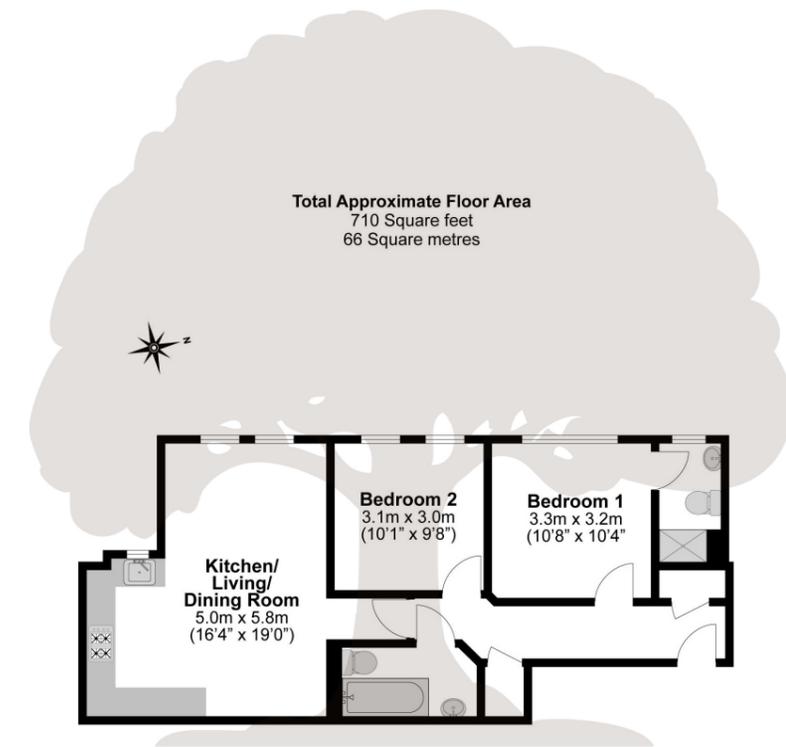


Property Information

-  LONG LEASE OF 132 YEARS
-  IMMACULATE CONDITION THROUGHOUT
-  TWO BATHROOMS
-  BRAND NEW KITCHEN
-  100 YARDS TO SLOUGH STATION (ELIZABETH LINE)
-  ALLOCATED PARKING

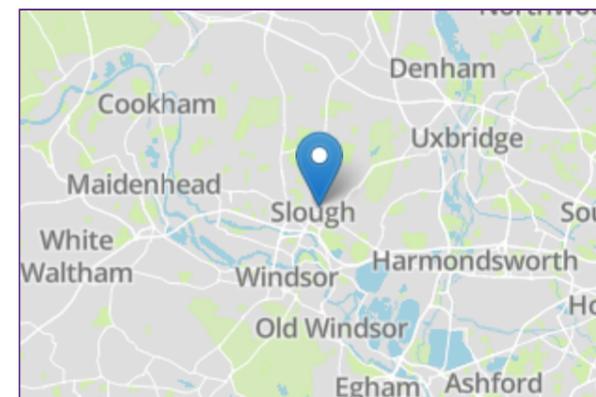
					
x2	x1	x2	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Oakwood Estates

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		
(69-80)	C	76	81
(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			

Schools

PRIMARY SCHOOLS

James Elliman Academy - 0.5 Miles Away
State School

Iqra Slough Primary School - 0.5 Miles Away
State School

St Ethelbert's Catholic School - 0.7 Miles Away
State School

St Mary's CofE School - 0.6 Miles Away
State School

SECONDARY SCHOOLS

St Joseph's Catholic High School - 0.4 Miles Away
State School

Upton Court Grammar School - 0.8 Miles Away
State School

St Bernard's Catholic Grammar School - 0.9 Miles Away
State School

Herschel Grammar School - 1.0 Miles Away
State School

Transport Links

NEAREST STATIONS:

Slough (0.1 miles)
Langley (1.1 miles)
Windsor & Eton Riverside (2.1 miles)

The M4 (jct 5) is approximately 1 mile distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. Direct train links in to London Waterloo are available from Windsor & Eton Riverside station.

Location

Slough offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Maidenhead, Windsor, Bracknell and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Burnham Beeches and Windsor Great Park near by.

Council Tax

Band C