

This two bedroom third floor apartment centrally located just off Slough High Street and within 0.5 miles from Slough Train Station (Queen Elizabeth Line). The property is situated with a private gated development (with CCTV entry system) and has been recently constructed to a high specification throughout - it is part of a boutique collection of just eleven apartments.




The layout stretches to 775 sqft and includes an open plan and contemporary kitchen/living area, a luxurious four piece bathroom and two double-sized bedrooms.

Externally there is a communal bike shed to the front of the development - plus limited off street parking which can be purchased at an additional cost (terms tbc).

This property is offered to the market with no onward chain and is an excellent investment due to its superb order and convenient location.

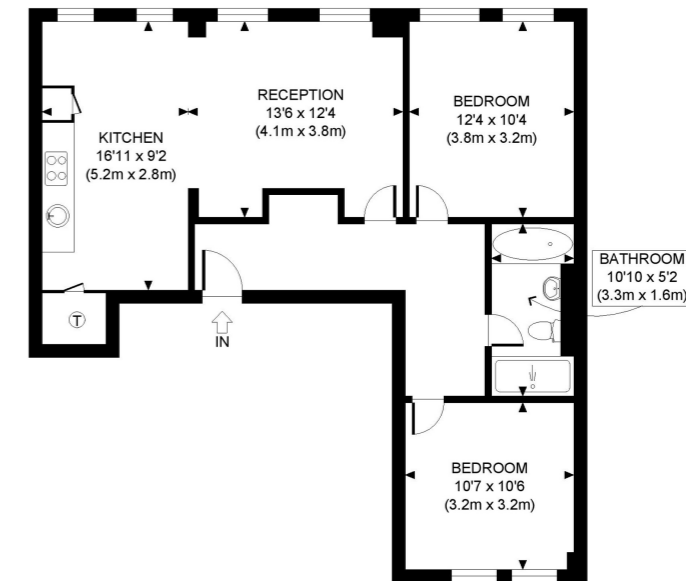


## Property Information

-  TWO BEDROOM THIRD FLOOR APARTMENT
-  NEWLY BUILT
-  PRIVATE GATED DEVELOPMENT WITH CCTV SECURITY
-  HIGH SPECIFICATION
-  A BOUTIQUE A COLLECTION OF 11 APARTMENTS WITHIN A SMALL DEVELOPMENT
-  0.5 MILES TO SLOUGH TRAIN STATION (QUEEN ELIZABETH LINE)
-  CENTRAL LOCATION JUST OFF SLOUGH HIGH ST
-  775 SQFT
-  SHARE OF FREEHOLD

					
x2	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



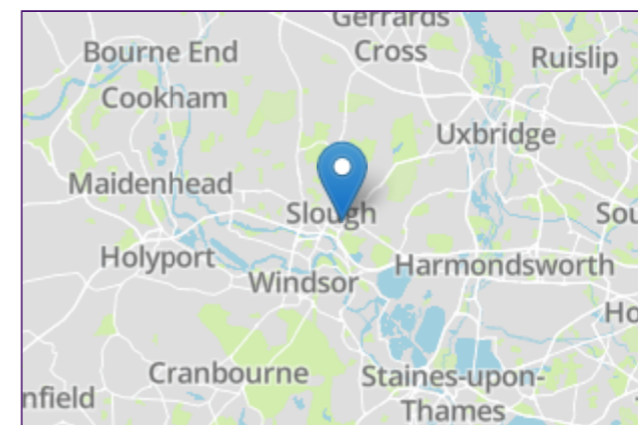
THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 765 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 765 SQ FT/ 71 SQM

**PROPERTY PHOT PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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.



### Tenure

Tenure - Share of Freehold  
Lease - 999 years remaining  
Service Charge - Approx. £100 per month

### General

- High specification laminate flooring throughout
- Carpeted stairs and bedrooms
- LED lighting throughout
- Pressurised water system
- PVC-u double-glazed windows and French doors where applicable
- 10 year ICW structural warranty
- Bicycle storage
- Built-in wardrobe to bedrooms
- Electric heating throughout
- Wall mounted radiators throughout

### Kitchen

- Contemporary handleless soft close kitchen units
- Laminate worktops
- Integrated Bosch appliances including:
  - Fridge/freezer
  - Dishwasher
  - Electric fan oven & microwave
  - Ceramic electric hob with extractor
- Washer dryer

### Bathrooms

- Contemporary white sanitary ware
- Hans Grohe brassware
- Fully tiled – floor and walls
- Large full width fitted mirror
- Chrome heated towel rail
- Shaver points

### Council Tax