

£245,000 Leasehold

Foundry Court, Mill Street, Slough, Berkshire SL2 5FY



- Ground Floor
- Semi-Open-Plan Kitchen/Reception
- Good Energy-Efficiency Rating
- Close to Slough Station
- Approx. 650 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space
- Short Walk to Shopping Centre/Supermarket

GENERAL DESCRIPTION

A well-presented, ground-floor flat which features a good-sized reception room with semi-open-plan kitchen. There is a master bedroom with en-suite shower room plus a second bedroom, which is also a double, and a main bathroom. Modern insulation standards and double glazing make for a good energy-efficiency rating. Foundry Court is in an exceptionally convenient location, just minutes from Slough Railway Station, for access to the Elizabeth Line plus GWR services to Windsor & Eton Central and London Paddington. A Tesco Extra and the Observatory Shopping Centre are both just a short walk away as are numerous other stores on or around the High Street. The property comes with a parking space.

Tenure: Leasehold (125 years from 30/06/2006).

Service Charge: £277.88 per month (subject to annual review).

Council Tax: Band C, Slough Borough Council.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room
16' 1" x 9' 8" (4.90m x 2.95m)

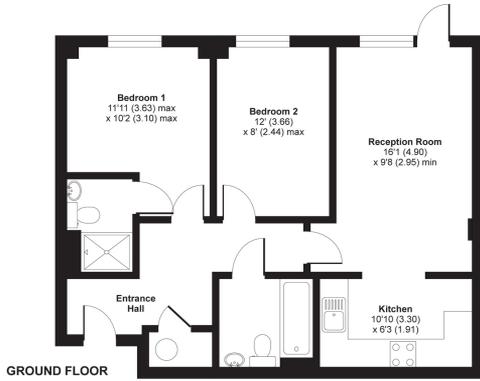
Kitchen
10' 10" x 6' 3" (3.30m x 1.91m)

Bedroom 1
11' 11" max. x 10' 2" max. (3.63m x 3.10m)

En-Suite Shower Room

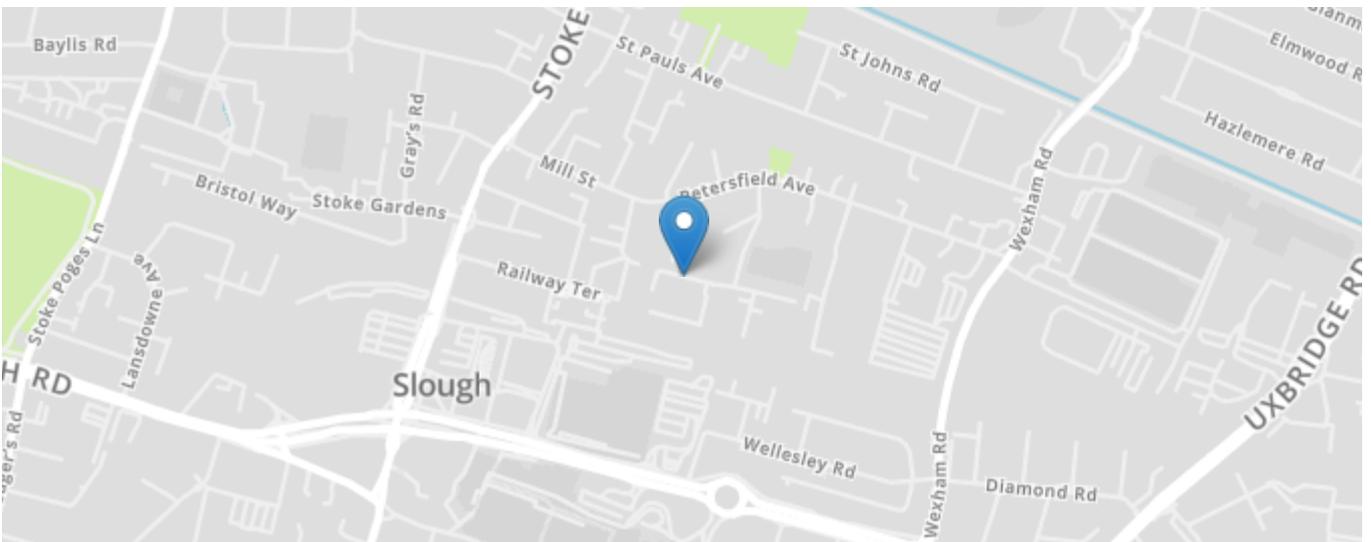
Bedroom 2
12' 0" x 8' 0" (3.66m x 2.44m)

Bathroom



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(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	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.