



Built in 2014 this two bedroom ground floor apartment is situated within a modern development a short walk from both St Bernard's and Upton Court Grammar schools.

The entrance hallway features a large storage cupboard and leads to a fantastic size 20ft open plan living room/kitchen. The reception area benefits double doors that open onto an east-facing balcony offering sufficient space for garden furniture whilst a shrubbery border employs a high level of privacy. The fitted kitchen features a good range of modern high-gloss units with integrated gas cooker and fridge freezer.










The property also features two generous double bedrooms. The south-aspect master bedroom boasts a fully-tiled en-suite shower room and additional storage room. There is also a family bathroom.

Externally there is one allocated parking bay and visitors parking is amply available.

The property is located just off London Road (A4) with multiple transport links nearby including Slough train station and various bus links providing commutes to Heathrow airport.



## Property Information

-  TWO BEDROOM GROUND FLOOR APARTMENT
-  20FT OPEN PLAN KITCHEN/LOUNGE
-  ALLOCATED PARKING SPACE
-  FAMILY BATHROOM
-  117 YEAR LEASE
-  EAST-FACING BALCONY WITH SPACE FOR PATIO SET
-  GAS COOKER AND CENTRAL HEATING
-  CLOSE TO UPTON COURT GRAMMAR SCHOOL
-  EN-SUITE TO MASTER BEDROOM

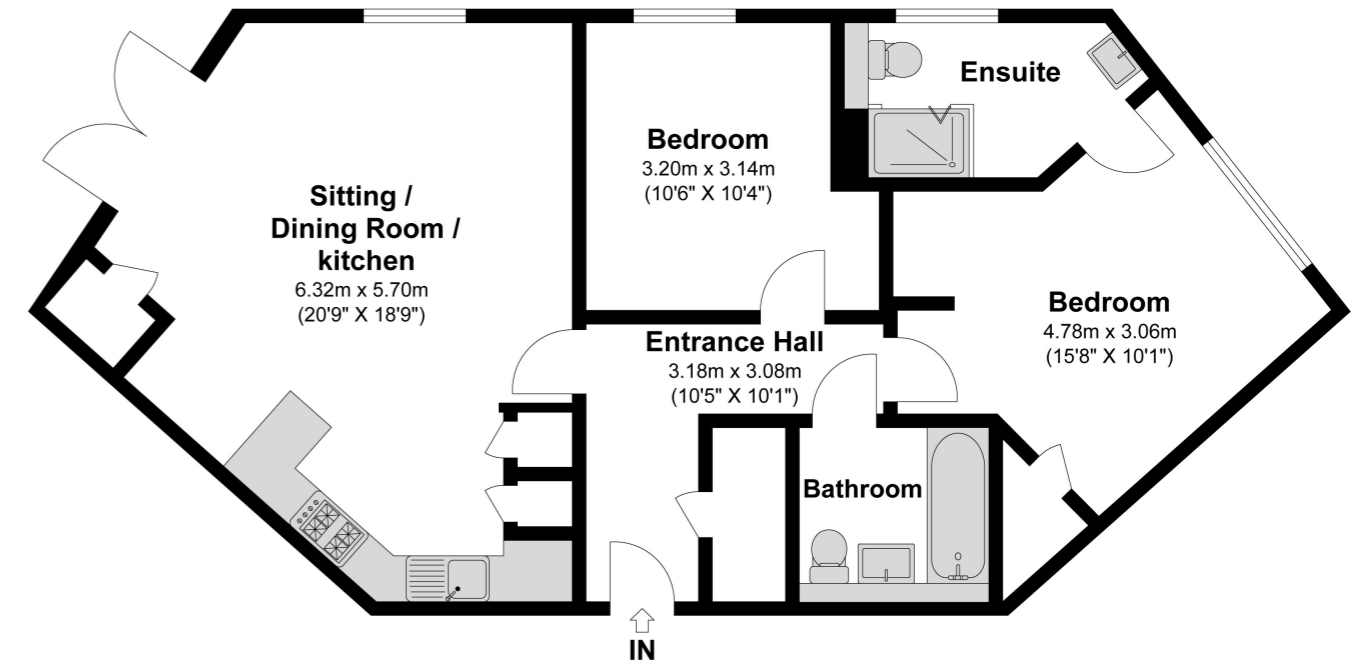
					
x2	x1	x2	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



### Pennymans Court

Approximate Floor Area  
751.32 Square feet 69.80 Square metres



Flat 2

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.

### Lease Information

Length of lease - 116 years remaining  
Service Charge - Approx. £198 per month  
Ground Rent - £250 per year

### Rental Income

We propose an estimated rental return of approx. £1500 per calendar month

### Transport Links

NEAREST STATIONS

Slough - 0.7 miles  
Langley - 1.5 miles  
Datchet - 1.8 miles

### Local Schools

PRIMARY SCHOOLS

Willow Primary School  
0.5 miles away

St Mary's Church of England Primary School  
0.5 miles away

Ryvers School  
0.7 miles away

Castleview Primary School

0.9 miles away

The Langley Academy Primary  
1 mile away

SECONDARY SCHOOLS

St Bernard's Catholic Grammar School  
450 yards away

Upton Court Grammar School  
710 yards away

Ditton Park Academy  
0.8 miles away

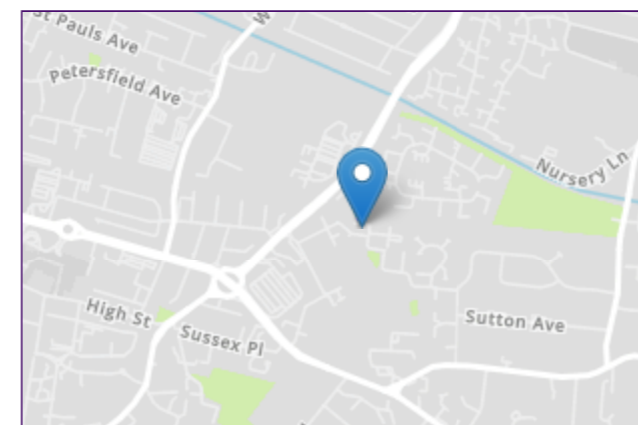
The Langley Academy  
1 mile away

Langley Hall Arts Academy  
1.1 miles away

Langley Grammar School  
1.2 miles away

### Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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	