



Oakwood Estates are pleased to present this spacious two double bedroom first-floor maisonette, forming part of a beautifully converted Georgian Grade II listed character property dating back to circa 1840.

The property is well-presented throughout, combining period charm with modern convenience, and features high ceilings, gas central heating with a combination boiler, and the added benefit of two reserved residents' parking spaces. Access is via external stairs leading to the first floor. This charming home is highly recommended for viewing.

Entrance Hall Radiator; access to loft.

Lounge/Dining Room – A bright, double-aspect room with high ceilings, coving, fireplace, cupboard, and two radiators – perfect for both living and dining.

Kitchen – Fitted with a range of units and worktops with tiled splashbacks, a gas 4-ring hob with oven below and extractor above, and a sink with mixer tap and drainer. The kitchen also offers vinyl flooring, exposed ceiling beams, double aspect windows, radiator.

Bedroom 1 – Well-sized double with side aspect and radiator, fitted wardrobes.

Bedroom 2 – Spacious double with side aspect, radiator.

Bathroom Comprising bath with mixer tap and shower attachment, wash hand basin, WC, part-tiled walls, radiator, and an airing cupboard housing the recently installed combination Potterton boiler.

Externally The property benefits from well-maintained communal gardens and two reserved residents' parking spaces.



Property Information

-  2 BEDROOM FIRST FLOOR APARTMENT
-  2 PARKING SPACES
-  FRESHLY DECORATED WITH NEW CARPETS
-  NO CHAIN, VACANT POSSESSION
-  5 MINUTE WALK TO WEXHAM HOSPITAL
-  LEASEHOLD PROPERTY
-  COMMUNAL GROUNDS
-  COUNCIL TAX BAND E
-  GOOD SCHOOL CATCHMENT AREA
-  CLOSE TO SLOUGH STATION & TOWN CENTRE

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

Tenure

Leasehold
The lease is 999 years from 3rd February 2019.
Residents' Association fees are GBP 300 per month, but due to be reduced to GBP 275 within the next couple months as funds have accrued in the account, which cover window cleaning, building insurance, garden maintenance.

Mobile Coverage

5g Voice & Data

Internet Speed

Ultra Fast

Schools

The property is ideally situated close to a wide selection of schools, including Wexham School, Khalsa Primary School, Wexham Court Primary School, and St Ethelbert's Catholic Primary School. Lynch Hill Enterprise Academy and St Joseph's Catholic High School are also within easy reach, along with Iqra Slough Islamic Primary School and Willow Primary School, among many others.

Transport Links

The property benefits from convenient access to several nearby train stations, including Langley, Slough, and Iver, all of which provide excellent connectivity to a wide range of destinations. It is also well served by major road networks, with the M4, M25, and M40 within easy reach. For those commuting or travelling into the capital, central London can be reached in under half an hour, ensuring seamless links to the heart of the city for both business and leisure.

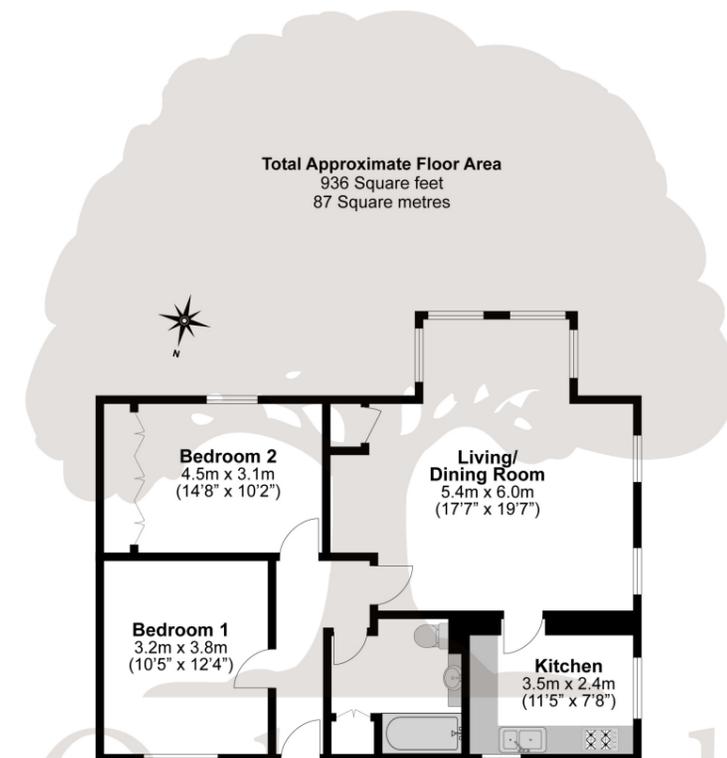
Local Area

Wexham is a suburban village located in the South Bucks district of Buckinghamshire, England. Situated near Slough and within close proximity to London, Wexham offers a blend of rural tranquillity and urban convenience. The village is known for its picturesque surroundings, including lush green spaces and charming countryside vistas. Wexham is also notable for its historic landmarks and cultural attractions, providing residents and visitors alike with opportunities for exploration and leisure activities. With its peaceful ambience and convenient access to nearby amenities, Wexham remains a desirable destination for those seeking a balance between suburban living and urban accessibility. The property is also close to Black Park and Langley Park.

Council Tax

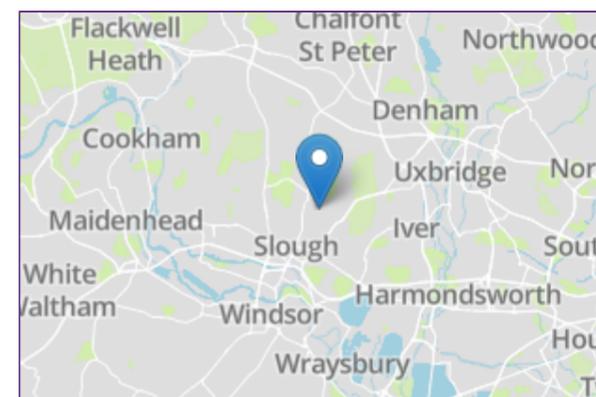
Band E

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		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80