

Park House is a modern development situated within the heart of Slough. The development still provides that "new build feeling" throughout the communal areas as well as the apartment it self.

You enter the development via a securely looked communal entrance which has a phone entry system for visitors. The building provides access to an elevator which will take you directly up to your floor. The apartment itself is the ideal first time purchase. Immaculately presented throughout with no work required at all. The modern apartment consists of TWO good size bedrooms, stunning family bathroom and open plan living/kitchen/dining area.

Secure underground allocated parking is included with the property. This wonderful development is located just 0.5 miles to Slough station (Elizabeth Line) and a short distance to M4 junction 6.





Property Information

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SECURE GATED PARKING
- 

TWO BEDROOMS
- 

ELEVATOR IN THE BUILDING
- 

SHORT WALK TO THE HIGH STREET
- 

LESS THAN 10 YEARS OLD
- 

150 YEAR LEASE
- 


IMMACULATE CONDITION THROUGHOUT
- 

0.5 MILES TO SLOUGH STATION  
(ELIZABETH LINE)
- 

EASY ACCESS TO M4 JUNCTION 6
- 

CLOSE TO ALL LOCAL AMENITIES
- 

PEPPERCORN GROUND RENT

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

Lease Information

From information provided to us via the current owners we understand the lease information to be as below:

- Current Remaining Lease Length - 150 years
- Service Charge - £2056.18 Per Annum
- Peppercorn Ground Rent

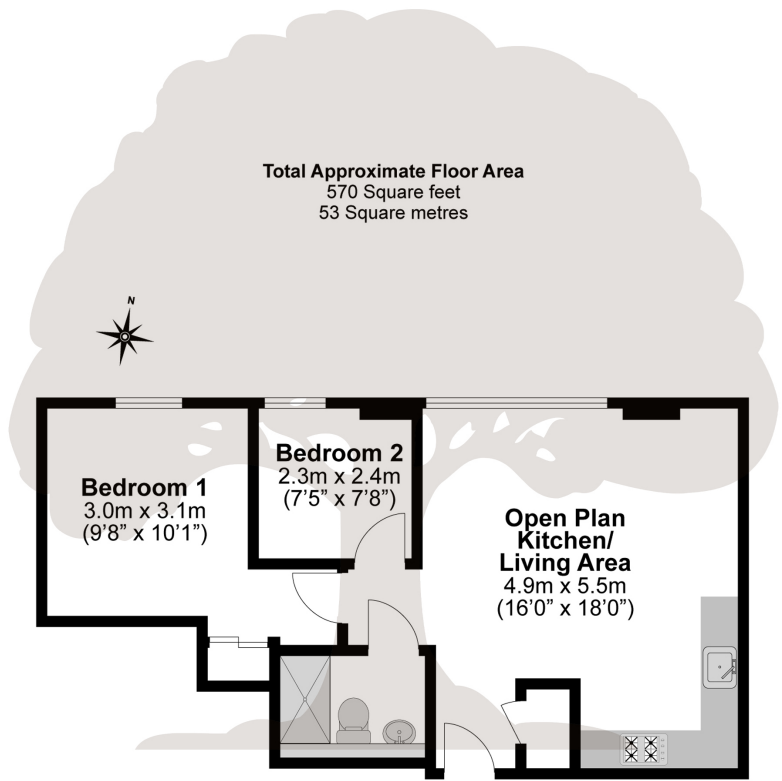
Transport Links

NEAREST STATIONS:

- Slough (0.5 miles)
- Langley (2.4 miles)
- Windsor & Eton Riverside (1.8 miles) (South Western Railway)

The M4 (jct 6) is an easy commute, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Slough. Elizabeth Line stations of Slough and Langley are easily accessible plus Direct train lines into London Waterloo are available from Windsor & Eton Riverside station.

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+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	