

This ideal first time purchase or investment is perfectly located for commuters looking to use the various transport links into the city. Slough station (Elizabeth Line) and M4 jct 5 are both a short distance away and provide direct links into central London.

Medlar Court is a perfect opportunity for someone looking to get on to the property ladder. The GROUND FLOOR apartment offers ample space throughout and has been very well maintained. Consisting of a large double bedroom, spacious lounge, separate kitchen and modern bathroom.

Externally there are communal gardens plus allocated parking to the rear. This property is being sold with NO ONWARD CHAIN and is ready to move at the pace that you require.

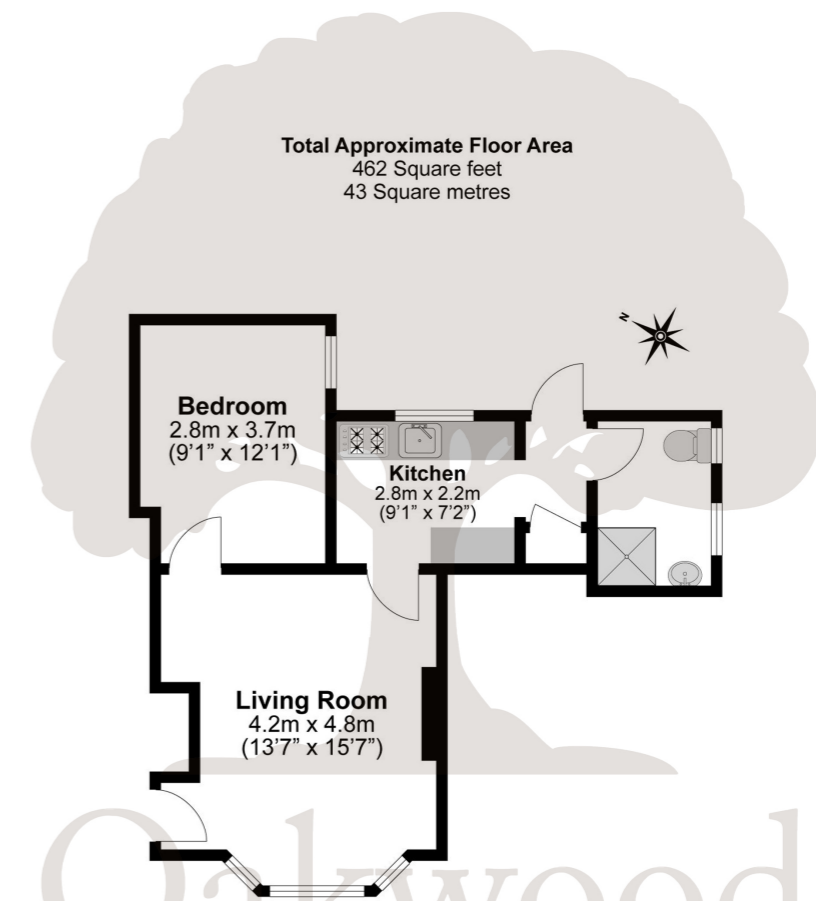




## Property Information

-  GROUND FLOOR
-  IDEAL FIRST TIME PURCHASE
-  90 YEAR LEASE
-  GOOD CONDITION THROUGHOUT
-  ALLOCATED PARKING
-  0.9 MILES TO SLOUGH STATION (ELIZABETH LINE)
-  NO ONWARD CHAIN

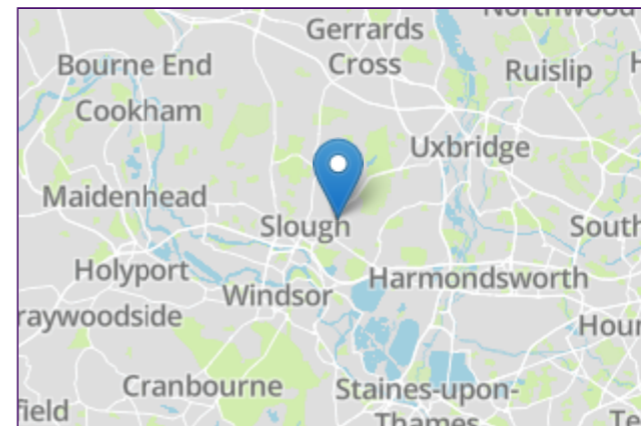
|                                                                                  |                                                                                   |                                                                                   |                                                                                   |                                                                                     |                                                                                     |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |  |  |
| x1                                                                               | x1                                                                                | x1                                                                                | x1                                                                                | Y                                                                                   | N                                                                                   |
| Bedrooms                                                                         | Reception Rooms                                                                   | Bathrooms                                                                         | Parking Spaces                                                                    | Garden                                                                              | Garage                                                                              |



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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 |         | 77        |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F | 31      |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

### Lease Information

From information provided by the seller we understand the lease information to be as below:

Current remaining lease length - 90 years  
Combined yearly charges - £1500 per annum

### Transport Links

Nearest stations:

- Slough (0.9 miles)
- Langley (1.5 miles)
- Datchet (2.0 miles)

The M4 (jct 7) is approximately 2 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct train into London Waterloo is also available via Datchet station.

### Schools

Primary Schools:  
Willow Primary School  
0.3 miles away

- Iqra Islamic School  
0.6 miles away
- St Ethelbert's Catholic Primary School  
0.9 miles away
- St Mary's Church Of England School  
0.6 miles away
- Secondary Schools:  
St Bernard's Catholic Grammar School  
0.6 miles away

- Upton Court Grammar School  
0.5 miles away
- Ditton Park Academy  
1.2 miles away

St Joseph's Catholic High School  
0.9 miles away

**Council Tax**  
Band B