

This ideal FIRST TIME PURCHASE is being sold with NO ONWARD CHAIN and is available to complete before the new stamp duty changes come into effect. The Apartment is less than 10 years old and is offered in excellent condition throughout, ready for the next owner to move straight in. The property benefits from TWO spacious bedrooms with fitted wardrobes and TWO modern bathrooms, one being an en suite to the master bedroom. Also included is an open plan kitchen/living area which is flooded in natural light.









The living room provides access to the private balcony allowing for outside space. A private gated car park offers secure allocated parking.

Tresco itself is a beautiful modern block located just a short walk to Slough High Street. The building is less than 10 years old and still exudes that "New Build" feeling. A Secure entry system that only residents may control decides who enters the building, once through the communal entrance there is an elevator in the block that will take you up to your relevant floor. The location is ideal for all commuters due to Slough station (Elizabeth Line) being located less than 0.5 miles away.

The property is being sold with the owners including first 6 months of the service charge to be paid.



Property Information

-  LESS THAN 10 YEARS OLD
-  NHBC WARRANTY STILL AVAILABLE
-  PRIVATE GATED ALLOCATED PARKING
-  6 MONTHS OF THE SERVICE CHARGE TO BE PAID FOR
-  NO ONWARD CHAIN
-  ELEVATOR IN THE BUILDING
-  PRIVATE BALCONY
-  LONG LEASE OF 120 YEARS

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

Lease Information

From information provided to us by the current owners we understand the current remaining lease length is 120 years, the ground rent is £500 per annum and the service charge is £1,678 per annum.

Transport Links

NEAREST STATIONS:

- Slough (0.5 miles)
- Langley (2.4 miles)
- Datchet (1.9 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 Datchet station.

Location

Trevenna is conveniently situated in the town of Slough and with access to Slough train station which is located within a short walk of the property. Everyday amenities

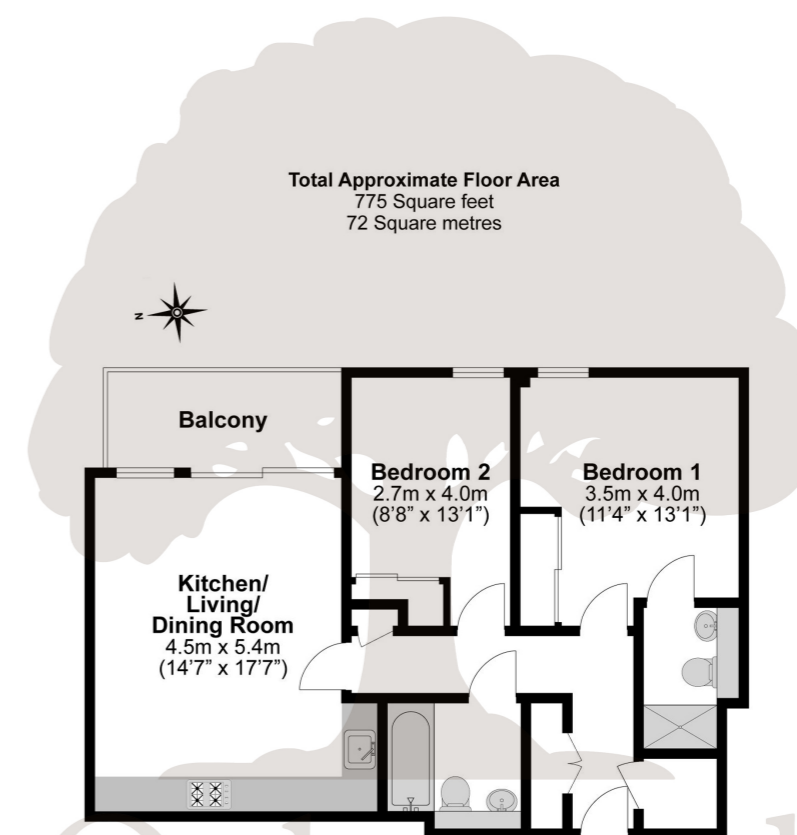
can be found at The Town Centre, Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. The National Trust property, Cliveden House, also located in Taplow has over 300 acres of woodlands and gardens leading down to the River Thames.

Communication links in the area are excellent with rail connections to London (Paddington) from Slough. The area also benefits from Crossrail (Elizabeth Line) which is now up and running, giving direct and fast journey times from Slough station to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

Council Tax

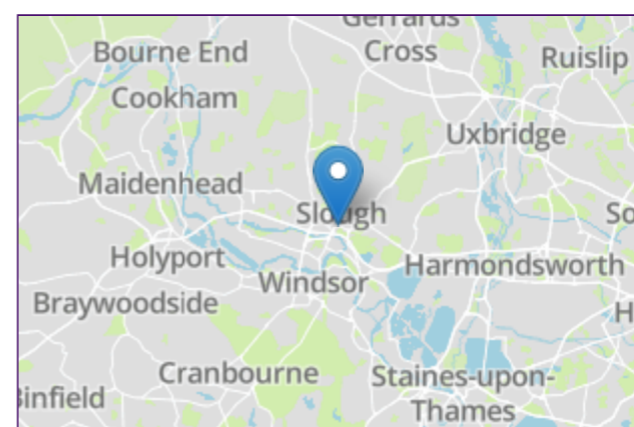
Band C

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	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		