



Montrose Avenue is a sought after residential area with is popular with families of all ages. Excellent local schools such as Herschel Grammar School, St Anthony's Catholic Grammar School & Godolphin Junior Academy are all less than 0.5 miles to the property.

The property itself is the ideal **FIRST TIME PURCHASE** and consists of **TWO** bedrooms, spacious lounge area, recently refitted modern kitchen and family bathroom. The property has been well maintained throughout and is ready for the next owner to move straight in.

Further benefits on offer are a private garden which is perfect for those summer evenings. Allocated parking is also included. A very long lease of 900 + years exists and there is no service charge & very low peppercorn ground rent.



## Property Information

-  TWO BEDROOM FIRST FLOOR MAISONETTE
-  PRIVATE GARDEN
-  900 YERS + LEASE
-  0.5 MILE TO HERSCHEL GRAMMAR SCHOOL
-  NO SERVICE CHARGE & LOW GROUND RENT
-  POPULAR RESIDENTIAL AREA
-  ALLOCATED OFF STREET PARKING
-  CLOSE TO BURNHAM TRAIN STATION (ELIZABETH LINE)

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

### Location

Located in this much sought after location within the catchments areas for the popular schools of Baylis Girls School, Herschel Grammar and Phoenix Academy. The property is within walking distance to all local amenities including the local shops on Farnham road with Slough town centre within 1.5 miles with its mainline railway station offering its Elizabeth line.

### Schools

Primary Schools:  
 Phoenix Infant Academy - 0.3 Miles  
 State School  
  
 St Anthony's Catholic Primary School - 0.6 Miles  
 State School  
  
 The Godolphin Junior Academy - 0.6 Miles  
 State School

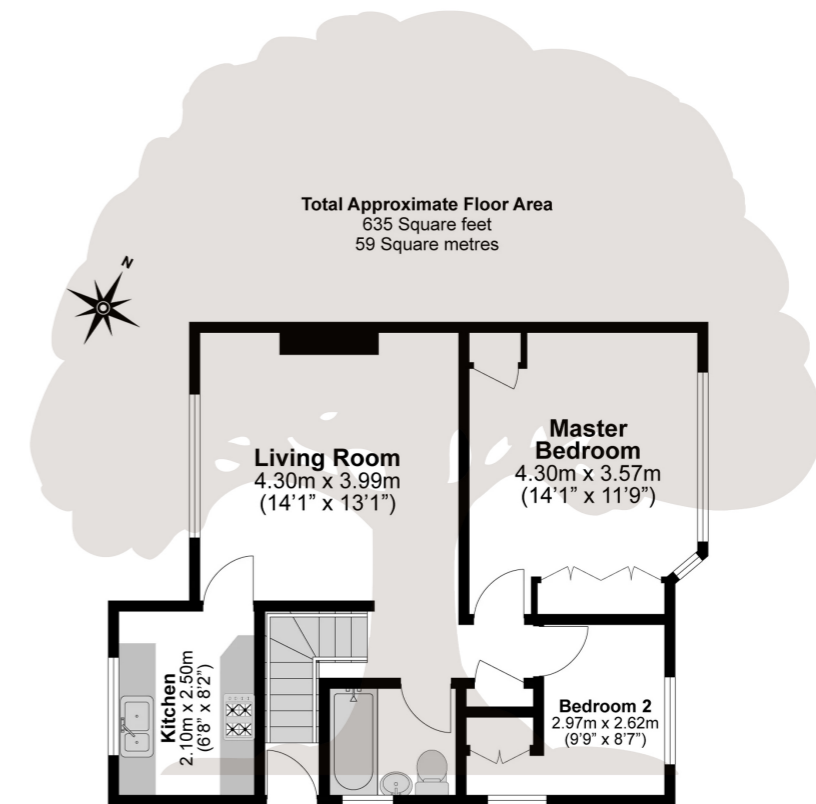
### SECONDARY SCHOOLS

Herschel Grammar School - 0.4 Miles  
 State School  
  
 Baylis Court School - 0.4 Miles  
 State School

The Westgate School - 0.8 Miles  
 State School

**Council Tax**  
 Band B

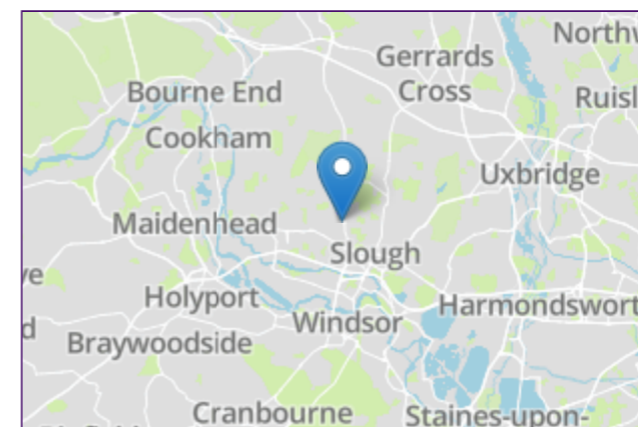
## Floor Plan



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	69	76
(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	