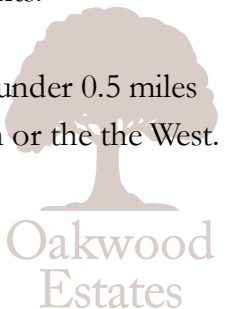


This stunning modern apartment is the perfect **FIRST TIME PURCHASE** and offers everything that you can possibly need. The apartment is less than 10 years old and provides a true new build feeling throughout plus it is still covered under the NHBC warranty.

Internally the entire property is beautifully presented and does not require any work at all. The layout consists of **TWO** spacious double bedrooms with the master benefitting from an en suite bathroom. A second modern bathroom is provided and accessed via the entrance hallway. A huge 21ft open plan kitchen/lounge and dining area provides ample room for entertaining and the entire family to enjoy. The lounge provides access to the private balcony which is located to the rear of the building and offers beautiful views of Windsor Castle.

Allocated parking is included and is located in a private and secure gated car park underneath the building. The building itself is maintained wonderfully and is very clean, tidy and welcoming. The building includes a stairway up to your floor plus elevators which are available for use by all residents.

The location is ideal for all commuters with Slough station (**ELIZABETH LINE**) located under 0.5 miles away. M4 junction 5 is a short distance away and provides driving links directly into London or the the West.

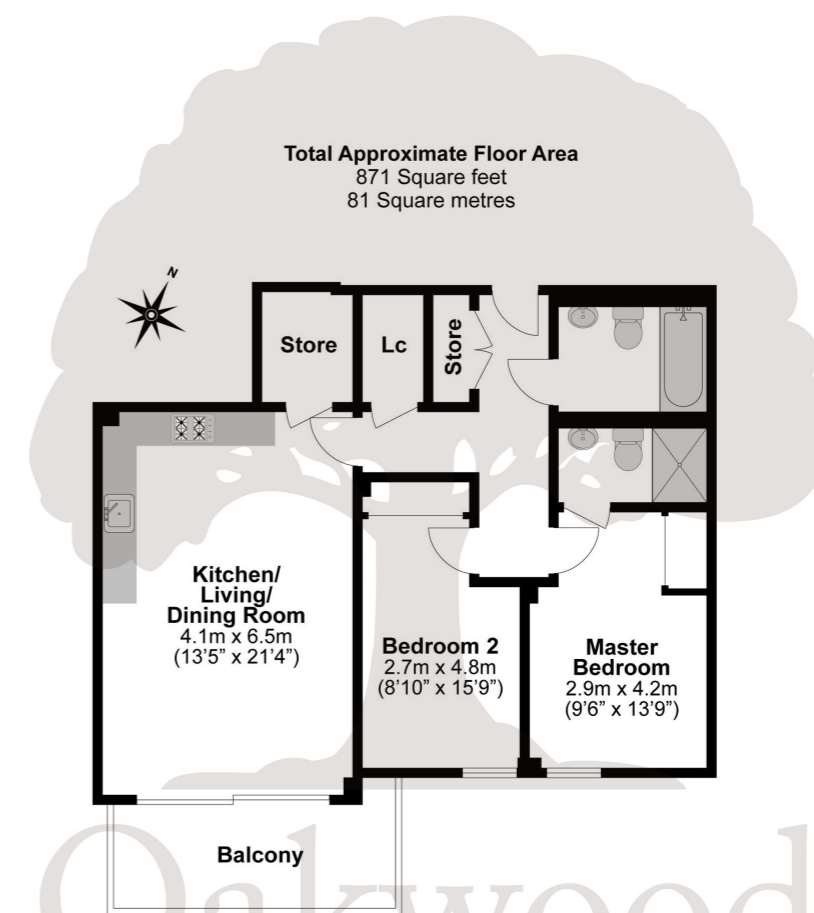


## Property Information

-  LEASE REMAINING IS 118 YEARS
-  ADDITIONAL STORAGE SPACE THROUGHOUT
-  NHBC WARRANTY STILL AVAILABLE
-  0.5 MILES TO SLOUGH STATION (ELIZABETH LINE)
-  TWO BATHROOMS
-  PRIVATE GATED ALLOCATED PARKING
-  PRIVATE BALCONY WITH VIEWS OVERLOOKING WINDSOR CASTLE
-  LESS THAN 10 YEARS OLD
-  ELEVATOR IN THE BUILDING
-  BEAUTIFULLY PRESENTED THROUGHOUT

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

## 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.

### Lease Information

From information provided to us by the current owners we understand the current remaining lease length to be 118 years. The ground rent is £500 per annum and the service charge is £1983.90 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.

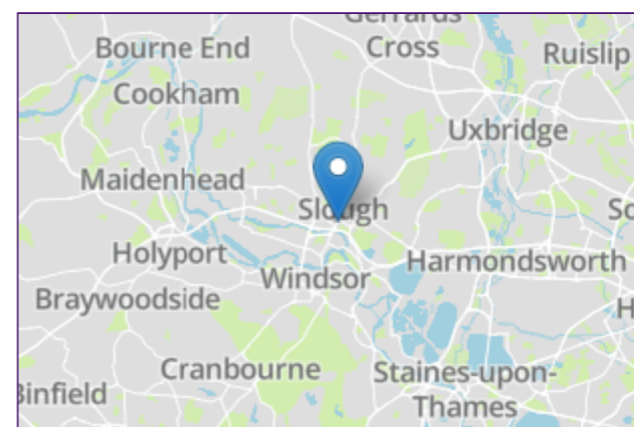
### Location

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(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			