

This IMMACULATELY Presented Apartment offers a perfect blend of spacious living and convenience, located just 0.6 miles from Slough train station and within close proximity to the town centre. Featuring an OPEN-PLAN lounge and stunning kitchen, the space is bright and inviting, perfect for relaxation or entertaining. The apartment boasts a dual-aspect design, featuring two spacious balconies, one offering stunning views of a historic churchyard and the other overlooking the communal podium. Included within the apartment is also TWO well-proportioned DOUBLE BEDROOMS one with an EN-SUITE and a sleek, modern family bathroom. Residents will enjoy the added benefit of a communal Roof Terrace garden, ideal for outdoor relaxation. The property is ideal for commuters and those seeking easy access to local amenities and recreational grounds. The Apartment is presented to a high standard throughout, making it an excellent choice for those looking for a move-in-ready home.

Located within walking distance of the town Centre which offers a variety of shops and restaurants. The train links offer a short trip to Windsor and 20 minutes to central London on the ELIZABETH LINE



Property Information

- OPEN PLAN KITCHEN AND DINING ROOM
- IDEAL FIRST HOME OR INVESTMENT BUY
- ROOF TERRACE
- CLOSE TO A NUMBER OF GOOD AND EXCELLENT SCHOOLS
- 0.3 MILES TO SLOUGH STATION (ELIZABETH LINE)
- COMMUNAL PODIUM
- TWO BALCONIES

x2	x1	x2	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

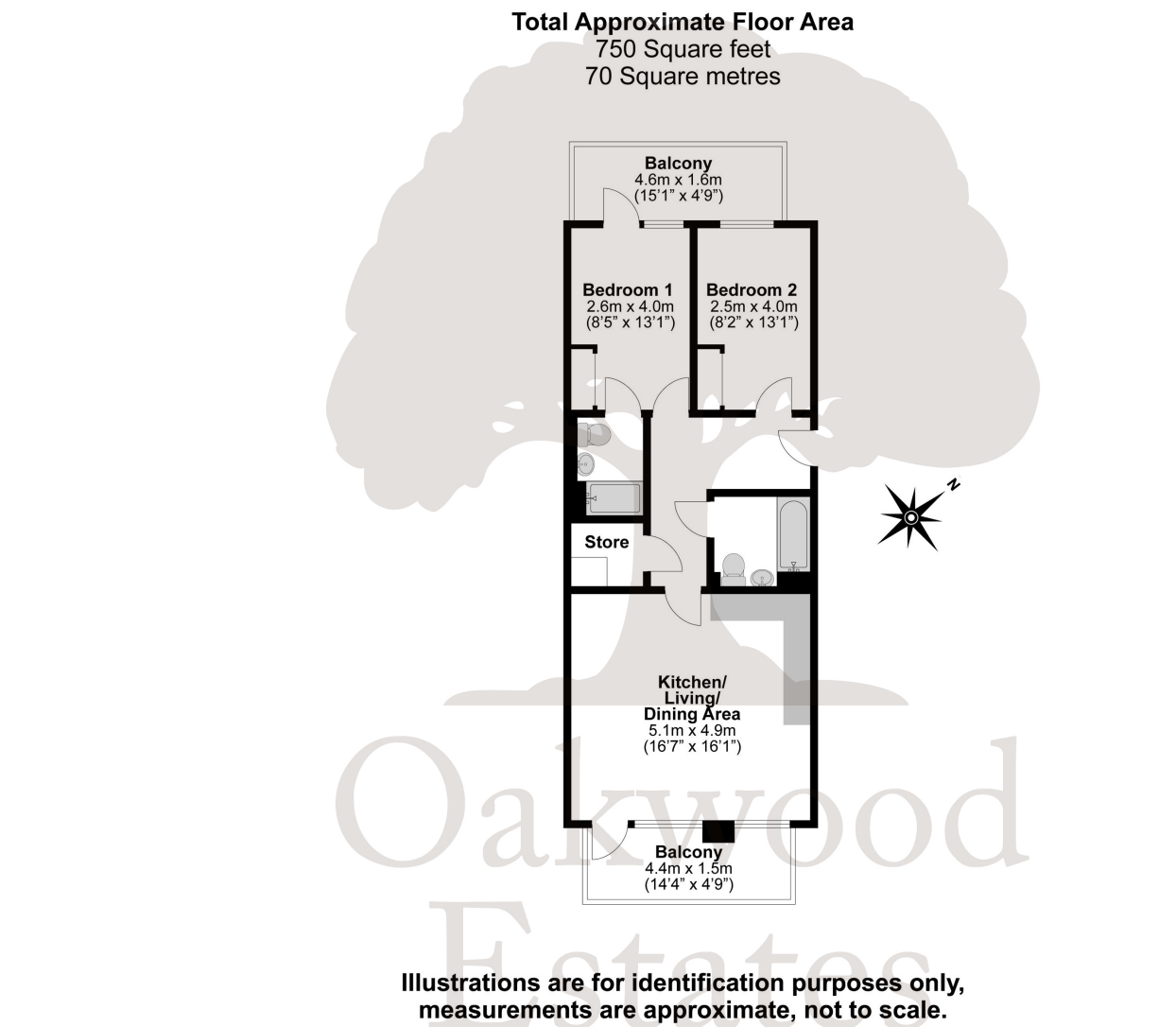
School	
PRIMARY SCHOOLS	Service charges per annum- £1778.00
	Ground rent per annum: £295.00
	Buildings insurance: £553.00
St Mary's Church of England School 0.5 Miles	Transport Links
Willow primary School 1.0 Miles	NEAREST STATIONS:
Littledown School 0.6 Miles	Slough (0.3 miles)
	Burnham (1.2 miles)
Khalsa Primary School 1.2 Miles	Maidenhead (2.2 miles)

SECONDARY SCHOOLS	
Herschel Grammer School 1.1 Miles	The M4 (jct 5) is approximately 1 mile 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. Direct train links in to London Waterloo are available from Windsor & Eton Riverside station.
St Josephs Catholic High School 1.0 Miles	Location
Upton Court Grammer 0.8 Miles	Slough offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Maidenhead, Windsor, Bracknell and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Burnham Beeches and Windsor Great Park near by
Eden Girls School 1.1 Miles	

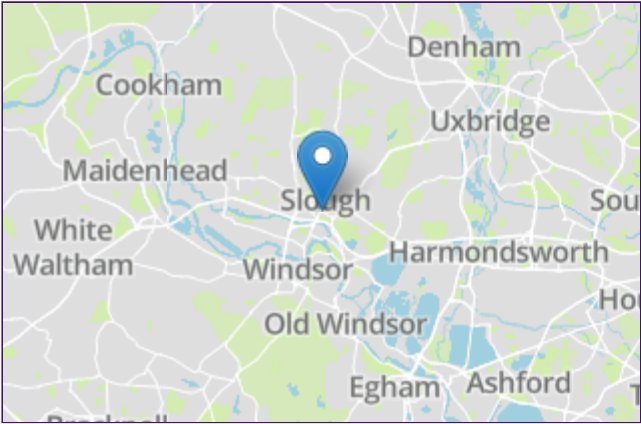
Lease Information
From information provided to us from the current owners we understand the lease details to be as below:

Current remaining lease length - 118 Years

Floor Plan



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	84	84
(69-80) C		
(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	