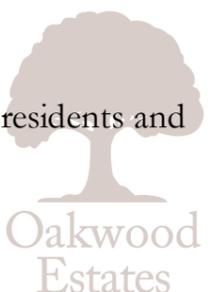




Take advantage of this perfect opportunity to purchase this ready to move modern maisonette. This home is ideal for all those looking for a first time purchase that is located within an excellent commuting location. Troutbeck Close is just 0.3 miles to Slough station, here you can find direct links into Central London via the Elizabeth Line. This excellent location also offers access to a range of highly rated schools all located within walking distance.

The property itself has been immaculately maintained and is ready for the next owners to move straight in with no work required. The maisonette is located on the first floor and as a result has access to a private loft storage. Internally the home offers a spacious welcoming hallway which leads to a large 21ft lounge. The remainder of the accommodation comprises of TWO good size bedrooms with integrated wardrobes, a modern bathroom & a beautiful integrated separate kitchen.

This wonderful home has access to communal gardens which is available for all residents and private residents parking, located in a private car park.



## Property Information

-  TWO BEDROOMS
-  RESIDENTS PARKING
-  PRIVATE LOFT STORAGE SPACE
-  IMMACULATE CONDITION THROUGHOUT
-  MODERN FITTED KITCHEN
-  COMMUNAL GARDENS
-  FIRST FLOOR MAISONETTE
-  0.4 MILES TO SLOUGH STATION (ELIZABETH LINE)

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

## Floor Plan



**Troutbeck Close**  
Approximate Floor Area = 58.69 Square meters / 631.73 Square feet

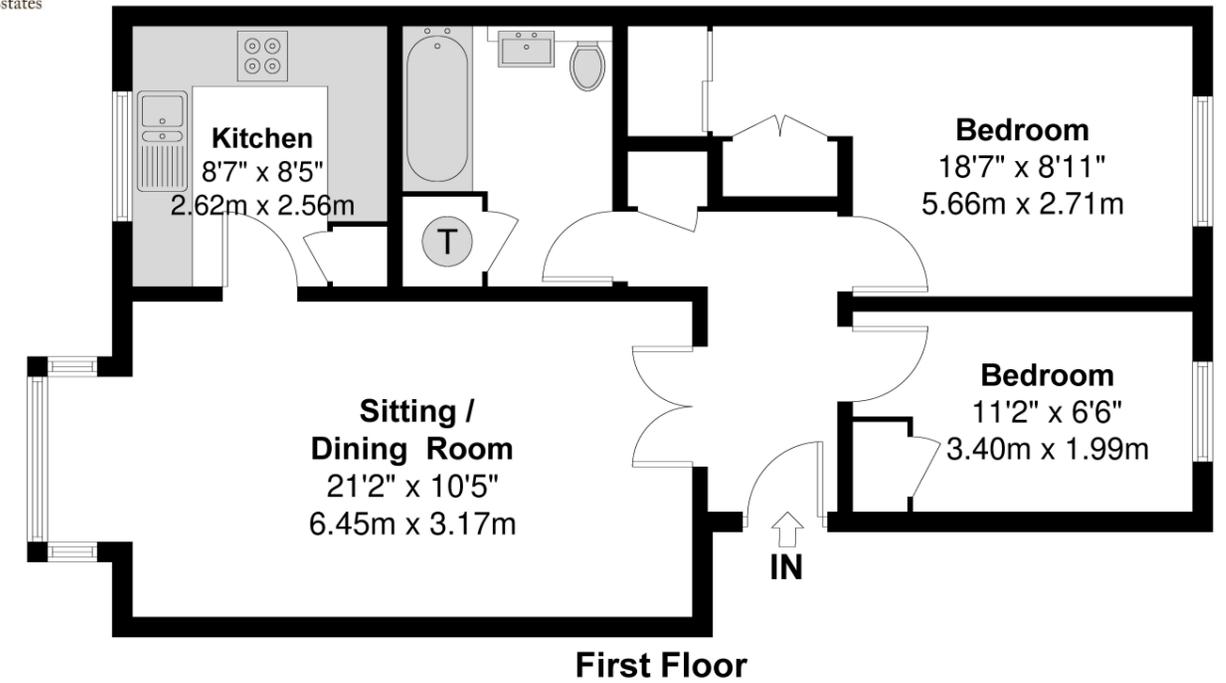


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

### LEASE INFORMATION

From information provided to us by the vendor, we understand the current lease details to be as below:

Current lease length - 92 Years  
Current annual service charge - £1377.60  
Current annual ground rent - £125

### Location

Troutbeck Close 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, nearby Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. Both Eton & Windsor are within easy walking distance from this property and provide access to stunning family walks as well as amenities. 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.

### Transport Links

Nearest stations:

Slough (0.3 mi)  
Langley (2.1 mi)  
Windsor & Eton Riverside (2.2 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 6 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. The Elizabeth Line runs through Slough station and makes commuting into Central London easy. A direct line to London Waterloo also runs from Windsor & Eton Riverside station.

### Schools

**PRIMARY SCHOOLS:**  
Littledown School  
0.2 miles away State school

Iqra Slough Islamic Primary School  
0.3 miles away State school

Willow Primary School  
0.3 miles away State school

James Elliman Academy  
0.4 miles away State school

**SECONDARY SCHOOLS:**  
Littledown School  
0.2 miles away State school

St Joseph's Catholic High School  
0.3 miles away State school

Lynch Hill Enterprise Academy  
0.4 miles away State school

Grove Academy  
0.5 miles away State school

Herschel Grammar School  
0.8 Miles away state school

### Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	