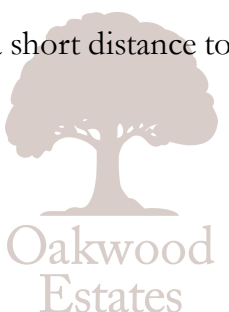


This perfect first time purchase located in the heart of Slough is situated within the luxury new development of Park House Apartments. You will enter the development via a securely locked communal entrance which has a phone entry system for visitors. The building provides access to an elevator which will take you directly up to the first floor, which is where the apartment is located.









The modern apartment comprises of a stunning open plan living/dining/kitchen area which is flooded with natural light due to the dual aspect windows surrounding this room. The kitchen is completely fitted with modern appliances. A stunning shower room and large double bedroom complete the remainder of the internal space.

A private gated car park below is where you will find your allocated parking space. The property is being sold with NO ONWARD CHAIN and is ready to move at your desired pace.

This wonderful development is located just 0.5 miles to Slough station (Elizabeth Line) and a short distance to M4 junction 6.



Property Information

-  146 YEAR LEASE
-  SOLD WITH NO ONWARD CHAIN
-  LESS THAN 10 YEARS OLD
-  PRIVATE GATED ALLOCATED PARKING
-  PEPPERCORN GROUND RENT
-  EXCELLENT CONDITION THROUGHOUT
-  0.5 MILES TO SLOUGH STATION (ELIZABETH LINE)
-  LIFT AVAILABLE IN BLOCK

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

Transport Links

NEAREST STATIONS:
Slough (0.5 miles)
Langley (2.4 miles)
Windsor & Eton Riverside (1.8 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 Windsor & Eton Riverside station.

Lease Information

From information provided to us via the current owners we understand the lease information to be as below:

- Current Remaining Lease Length - 146 years
- Peppercorn Ground Rent

Location

Park House 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

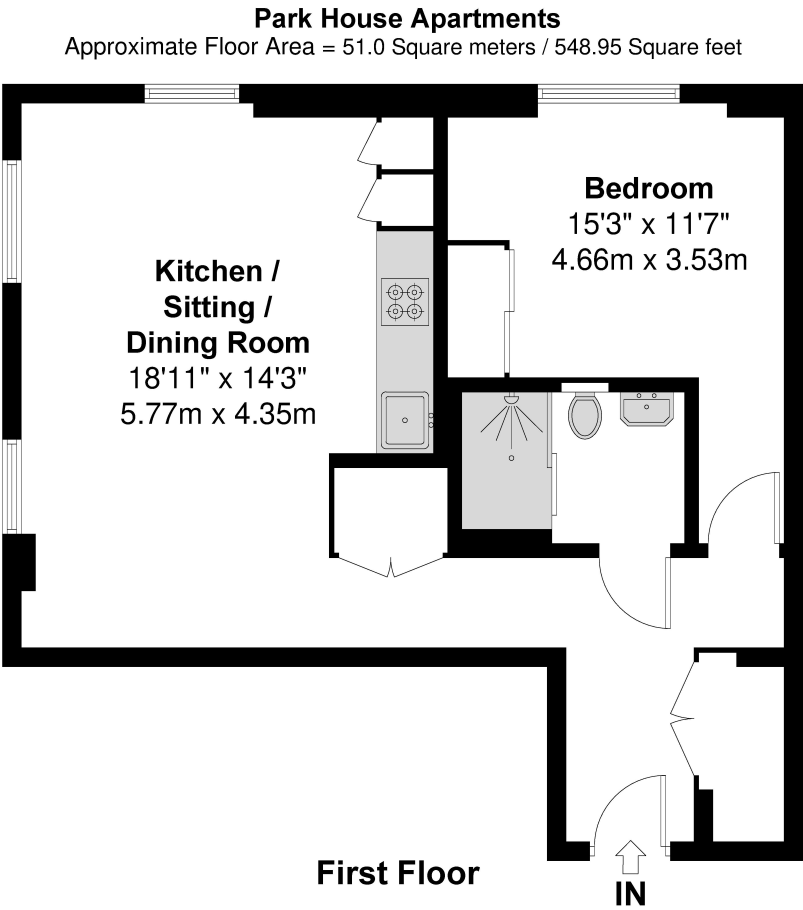


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

