

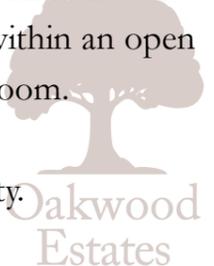


Crossways is a beautiful modern development located on the door step to all local amenities and transport links. Slough High Street is located just outside your front door and provides access to a range of shops, cafe's, restaurants and much more. This location is perfect for all those looking to commute into the city, Slough train station is just 300 yards away and provides direct links into central London with the Elizabeth Line.

This home is within a modern block which has been very well maintained throughout, the communal entrance is a locked and only accessible via a intercom system. There is a lift located in the block which will take you to the floor that your apartment is on.

The apartment itself comprises of TWO good size double bedrooms, the main master bedroom is benefitted with a private en suite bathroom. A second contemporary family bathroom is also included. The fully integrated kitchen offers ample storage room and is located within an open plan kitchen/lounge/diner. A private balcony is located just off of this room.

This property is the perfect first time home or investment opportunity.



Property Information

-  TWO BEDROOMS
-  PRIVATE BALCONY
-  PERFECT FIRST TIME PURCHASE
-  200 YARDS TO SLOUGH HIGH STREET
-  MODERN APARTMENT
-  0.3 MILES TO SLOUGH STATION
-  TWO BATHROOMS
-  IMMACULATE CONDITION THROUGHOUT

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

Floor Plan



Crossways
Approximate Floor Area = 69.82 Square meters / 751.53 Square feet

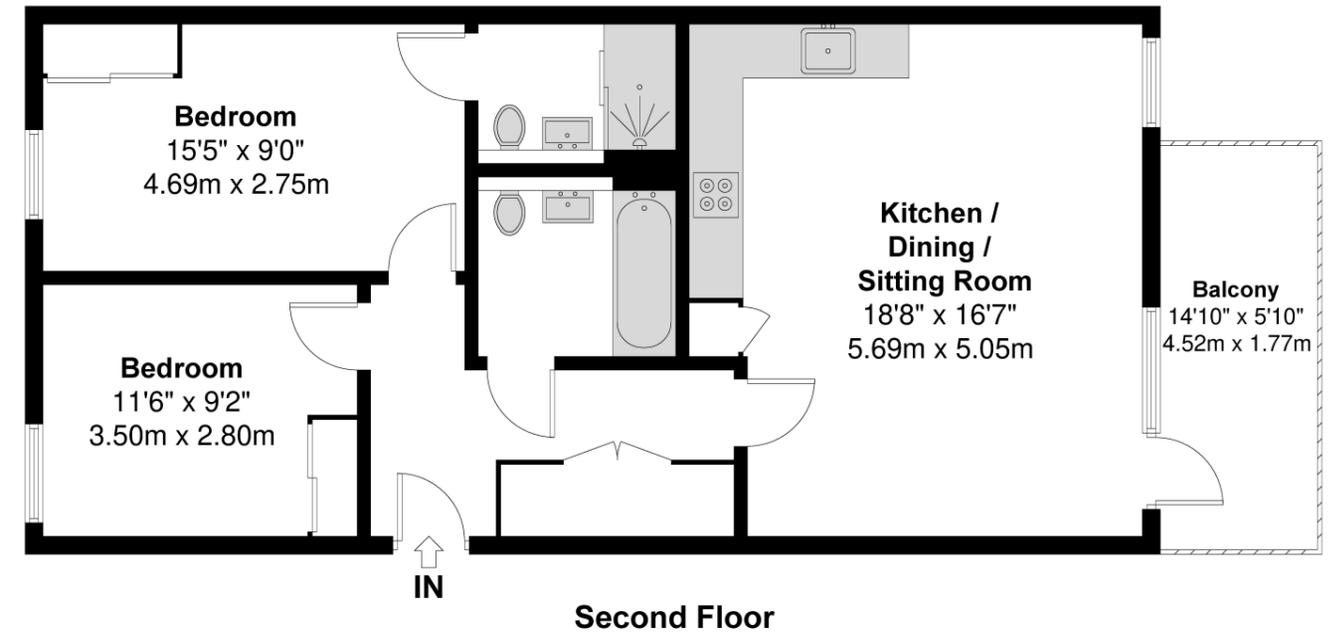


Illustration for identification purposes only, measurements are approximate, not to scale.

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 Details

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

Current remaining lease length - 116 Years

Service charges per annum- £1,294

Ground rent per annum: £303

Transport Links

NEAREST STATIONS:

Slough (0.3 miles)

Burnham (1.2 miles)

Maidenhead (2.2 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.

Schools

PRIMARY SCHOOLS

St Mary's Church of England School 0.5 Miles

Willow primary School 1.0 Miles

Littledown School 0.6 Miles

Khalsa Primary School 1.2 Miles

SECONDARY SCHOOLS

Herschel Grammer School 1.1 Miles

St Josephs Catholic High School 1.0 Miles

Upton Court Grammer 0.8 Miles

Eden Girls School 1.1 Miles

Council Tax

Band C.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |