













Tresco is a newly built modern apartment complex situated fantastically with Slough station (Elizabeth Line) less than 0.5 miles away. Just over 5 years old everything about this property internally and the communal areas still have that new build feeling.

As you enter the complex via the secure entrance you will see the communal elevator which enables easy access straight up to your floor. The apartment itself is very impressive and completely flooded in natural light throughout. The internal comprises of TWO large double bedrooms with the master bedroom having it's own en suite bathroom. The second bathroom is the family bathroom located in the hallway. An open plan living/dining and kitchen area completes the property, there are sliding glass doors which lead on to the private balcony with beautiful views towards Windsor Castle.

That "New Build" feeling still exist with this home due to the excellent condition that it has been kept in. This apartment is ready for the new owners to move straight in with no work required. Allocated parking is also available in a secure car park.



## Property Information

-  LONG LEASE OF 248 YEARS
-  TWO DOUBLE BEDROOMS
-  ELEVATOR IN THE BLOCK
-  0.5 MILES TO SLOUGH STATION (ELIZABETH LINE)
-  SECURE ALLOCATED PARKING
-  £0 GROUND RENT
-  SECLUDED PRIVATE BALCONY
-  LESS THAN 10 YEARS OLD
-  LUXURIOUS APARTMENT IN EXCELLENT CONDITION
-  TWO BATHROOMS

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

### 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

Tresco 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

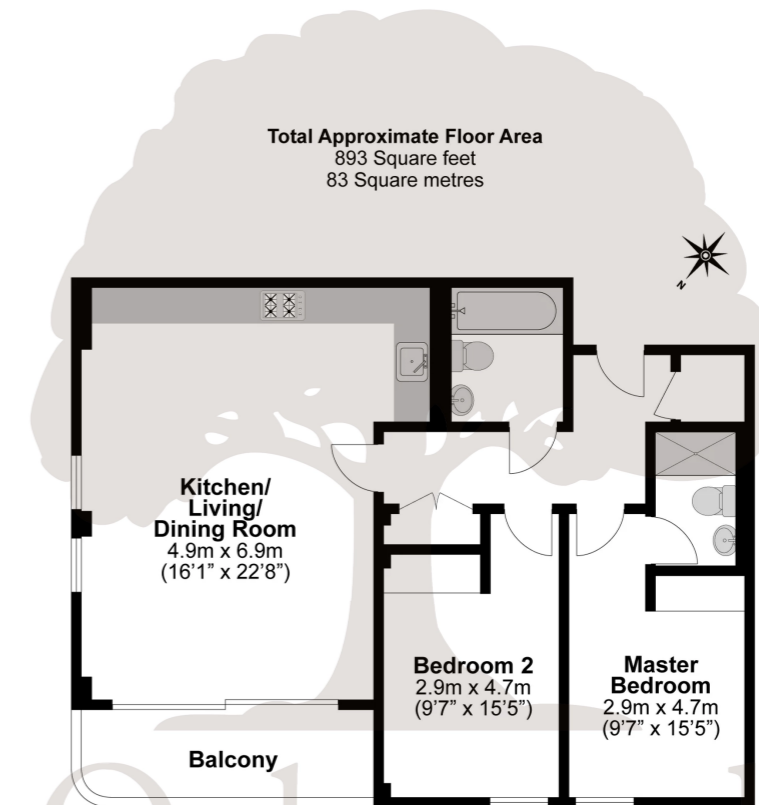
Thames.

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

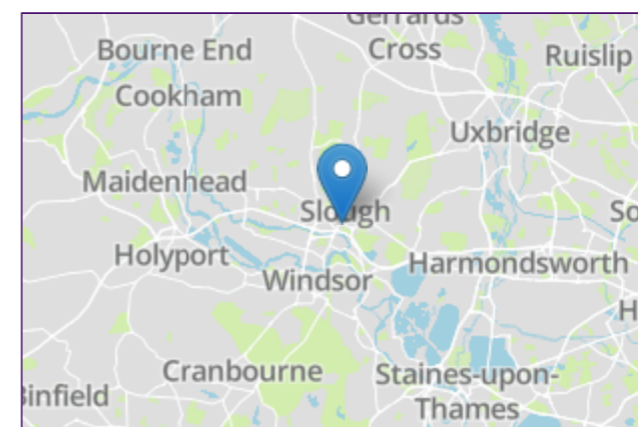
Band C

## Floor Plan



Illustrations are 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.



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			
<small>EU Directive 2002/91/EC</small>			