



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



14 Pennine Road, Slough, Berkshire. SL2 1SQ.

£194,000 Leasehold

**\*\*NO ONWARD CHAIN\*\***

A beautifully presented one-bedroom ground floor flat, recently redecorated and refurbished.

This spacious property boasts a generously sized bedroom, offering comfort and relaxation. The open-plan living and dining area seamlessly connects to the modern kitchen refurbished in 2021, creating an expansive and airy living space. The kitchen has fitted appliances including a washing machine. The bathroom completes the apartment internally with a shower over bath arrangement.

The apartment features a fully fitted alarm system, a call system and hard wood flooring throughout.

Heading outside the apartment benefits from access to communal gardens, perfect for outdoor enjoyment, and convenient parking facilities. An ideal opportunity for first-time buyers and investors alike.

#### AREA

Short drive to the Slough Town Centre, close to the M4, Burnham Train Station (Elizabeth Line) and local schools.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Important Notice

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The Broadway  
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555  
fc@hklhome.co.uk

**Approximate Area = 514 sq ft / 47.8 sq m**  
For identification only - Not to scale

