

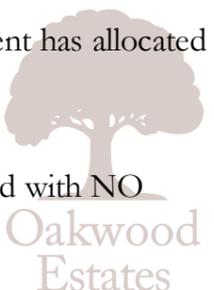


Aspects Court itself is a modern block located just a short walk to Slough High Street. A Secure entry system that only residents may control decides who enters the building, once through the communal entrance there is an elevator in the block that will take you up to your relevant floor. The location is ideal for all commuters due to Slough station (Elizabeth Line) being located less than 0.5 miles away.

Internally the property has been very well maintained and is ready for the next owners to move straight in. The internal space comprises of TWO large double bedrooms, the master bedroom has the additional benefit of an en suite shower room. The remaining space consists of an additional family bathroom and an open plan lounge/kitchen/diner space. The lounge has a balcony to the front which has beautiful views over the town and of Windsor Castle. This home also comes with ample storage space.

Aspects Court comes with an underground gated car park, in this car park this apartment has allocated parking for one car.

This lovely home is perfect for a first time purchase or investment. It is being sold with NO ONWARD CHAIN and can move at your desired timescales.



Property Information

-  VIEWS OF WINDSOR CASTLE
-  TWO BATHROOMS
-  ALLOCATED PARKING IN A GATED CAR PARK
-  GOOD CONDITION THROUGHOUT
-  TWO BEDROOMS
-  SOLD WITH NO ONWARD CHAIN
-  SLOUGH STATION - 0.5 MILES AWAY
-  136 YEAR LEASE

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

LEASE DETAILS

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

- Current remaining lease length - 136 years
- Current annual service charge - £2000
- Current annual ground rent - £453

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.

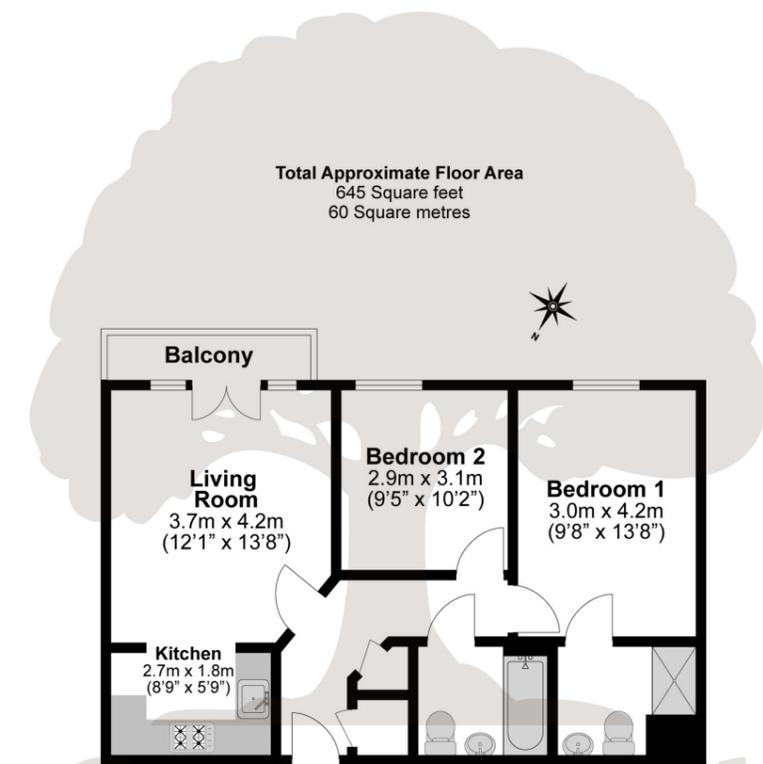
LOCATION

Slough offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Maidenhead, Windsor, Bracknell and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Burnham Beeches and Windsor Great Park near by.

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
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			