

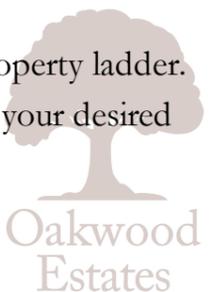


Foundry Court is perfectly positioned for all those looking to commute into London. The property is located only 100 yards to Slough train station (Elizabeth Line) and a short distance to Slough High Street, where you can find all your much needed local amenities.

The property itself has been immaculately maintained and is ready for the next owners to move straight in. The property consists of TWO large double bedrooms, TWO modern bathrooms with the master benefitting from a stunning en suite shower room. A beautiful modern fitted kitchen/diner and a separate spacious lounge are also included. There is a private balcony located off the lounge that provides some private outside space.

The property has the benefit of a long 106 year lease and allocated parking.

This apartment is perfect for first time buyers looking for their step onto the property ladder. The home is being sold with NO ONWARD CHAIN and is ready to move at your desired timescales.



# Property Information

-  TWO BEDROOMS
-  IMMACULATELY PRESENTED
-  100 YARDS TO SLOUGH STATION (ELIZABETH LINE)
-  TWO BATHROOMS
-  SOLD WITH NO ONWARD CHAIN
-  BALCONY
-  ALLOCATED PARKING
-  106 YEAR LEASE

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

## Lease Details

Current Remaining Lease Length - 106 Years  
 Current Annual Service Charge - £2590 per annum  
 Current Annual Ground Rent - £275 per annum

## 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.

## Transport Links

NEAREST STATIONS:

- Slough (0.1 miles)
- Langley (1.1 miles)
- Windsor & Eton Riverside (2.1 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

- James Elliman Academy - 0.5 Miles Away State School
- Iqra Slough Primary School - 0.5 Miles Away State School
- St Ethelbert's Catholic School - 0.7 Miles Away State School
- St Mary's CofE School - 0.6 Miles Away State School

### SECONDARY SCHOOLS

- St Joseph's Catholic High School - 0.4 Miles Away State School
- Upton Court Grammar School - 0.8 Miles Away State School
- St Bernard's Catholic Grammar School - 0.9 Miles Away State School
- Herschel Grammar School - 1.0 Miles Away State School

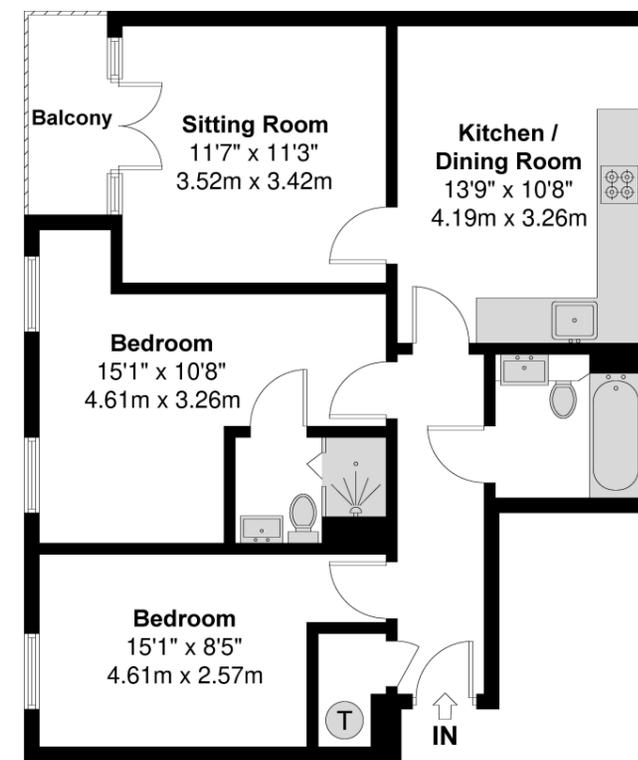
## Council Tax

Band C

# Floor Plan



**Foundry Court**  
 Approximate Floor Area = 65.59 Square meters / 706 Square feet



## Fourth Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			