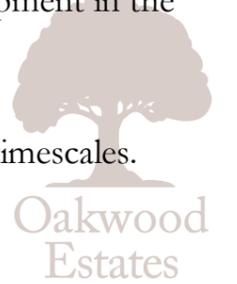


Take advantage of this truly unique opportunity to purchase a ready made successful business located within Slough. The property is located just 0.8 miles to Slough train station (Elizabeth Line) and is a short distance from M4 junction 6, making this location ideal for commuters into the city.

The current owners have converted this home into a SIX bedroom multiple occupancy property with FOUR bathrooms. Three of the bedrooms come with en suite bathrooms and as a result this means you can command a premium for the rent. This property is a perfect investment opportunity, it is ready for the next landlord to take over and continue renting the property out with an immediate income.

The property also includes a sizeable garden which offers potential for development in the future.

SOLD WITH NO ONWARD CHAIN and ready to move at your desired timescales.

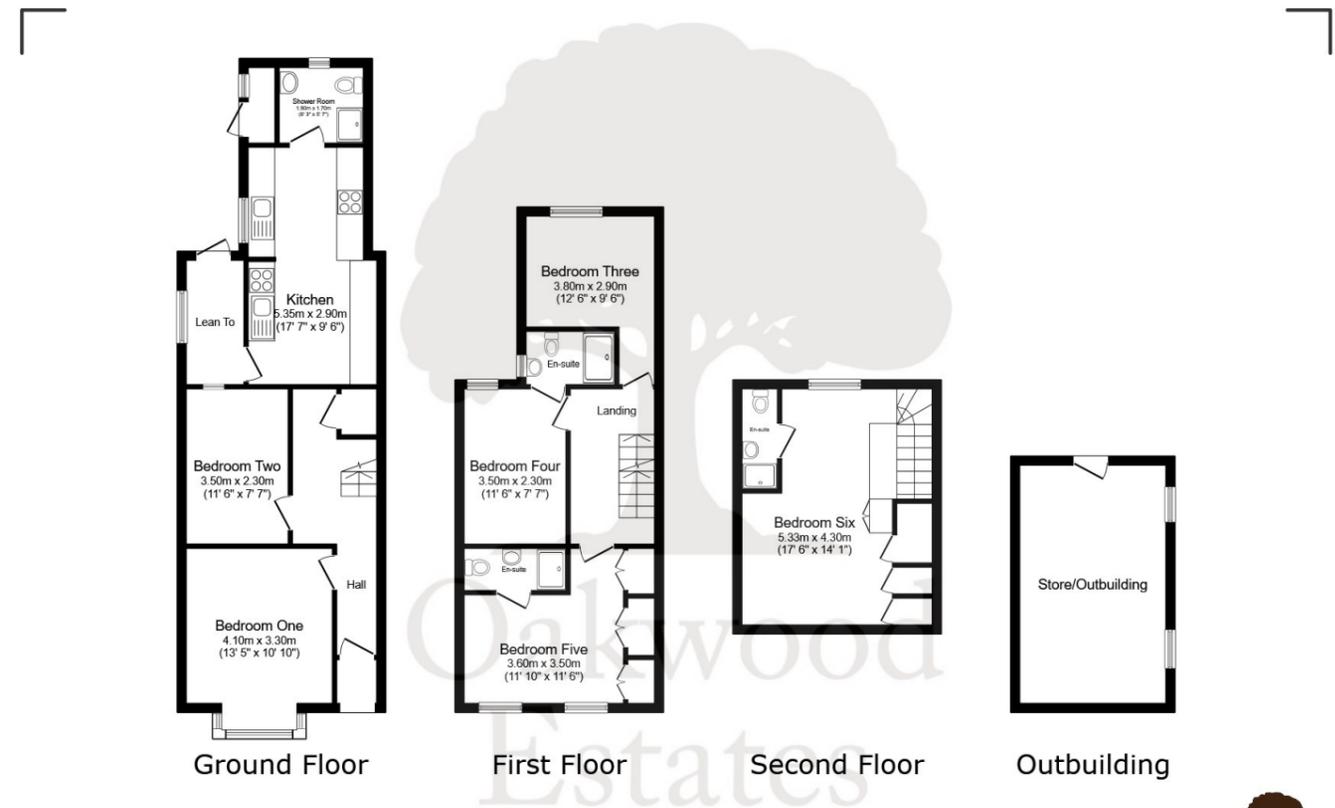


Property Information

Floor Plan

-  0.8 MILES TO SLOUGH TRAIN STATION (ELIZABETH LINE)
-  FOUR BATHROOMS
-  POTENTIAL TO DEVELOP FURTHER IN THE GARDEN STPP
-  OPPURTUNITY TO PURCHASE A READY MADE SUCCESSFUL BUSINESS
-  FREEHOLD
-  SIX BEDROOMS
-  LARGE REAR GARDEN
-  SOLD WITH NO ONWARD CHAIN
-  HMO LICENSED

					
x6	x1	x4	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Transport Links

NEAREST STATIONS:
 Slough (0.8 miles)
 Windsor & Eton Riverside (1.4 miles) (South Western Railway)
 Windsor & Eton Central (1.6 miles)

Business Opportunity

This investment is currently run as a business and has tenants in each of the rooms already. The business turned over close to £50,000 last year

Council Tax

Band C

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 Slough. Elizabeth Line stations of Slough and Langley are easily accessible plus Direct train lines into London Waterloo are available from Datchet station.

Location

Alexandra Road 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, nearby Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. Both Eton & Windsor are within easy walking distance from this property and provide access to stunning family walks as well as amenities. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			