

This perfect first time purchase is located in the Highly Sought after Upton Park area. It is a private exclusive gated development that backs onto the popular Herschel Park historic gardens in Slough. This location is a popular area with residential buyers looking to commute into the City, as Slough station (Elizabeth Line) is located only 0.6 miles away. Several excellent local Schools are easily accessible.

The apartment is situated on the ground floor and is accessed via it's own private front door. Internally the home consists of TWO bedrooms, modern kitchen, family bathroom and a separate lounge area. French doors to the rear provides access to the outside patio which is perfect to enjoy those summer evenings.

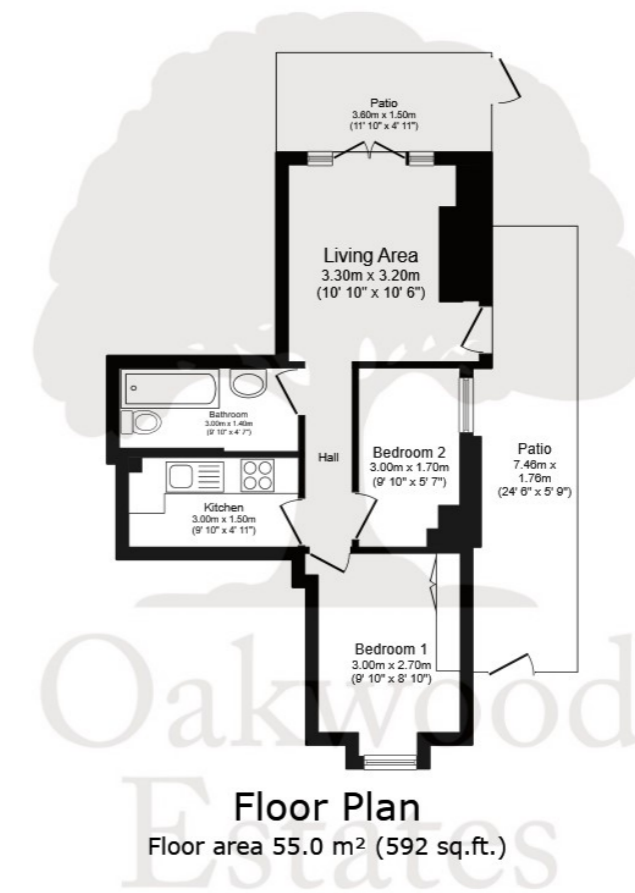
TWO lifelong parking permits are included in the sale for the private bays within the development. Several parking bays are located directly next to the apartment for ease of access. **SOLD WITH NO ONWARD CHAIN!**



Property Information

-  99 YEAR LEASE
-  TWO BEDROOMS
-  GROUND FLOOR APARTMENT
-  ALLOCATED PARKING
-  0.6 MILES TO SLOUGH STATION
-  NO ONWARD CHAIN
-  HIGHLY SOUGHT AFTER LOCATION
-  OWN PRIVATE ENTRANCE
-  IDEAL FIRST TIME PURCHASE

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



TOTAL: 55.0 m² (592 sq.ft.)

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 (0.6 miles)
- Windsor & Eton Riverside (1.4 miles)
- Datchet (1.6 miles)

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 Slough as well as access to the Elizabeth Line. A direct link to London Waterloo is available via Windsor & Eton Riverside & Datchet station

Location

Slough Station is one of the stations served by Crossrail - 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 30 minutes away. There are excellent road links providing easy access to the M4 and M25. A direct train link into London Paddington as available from Slough station and takes on 15 minutes!

You are surrounded by reputable local towns such as Windsor, Eton & Maidenhead which all provide access to shopping facilities, restaurants and bars.

Schools

PRIMARY SCHOOLS

- St Mary's CofE School (0.4 Miles)
State School

- Long Close School (0.4 Miles)
Independent School

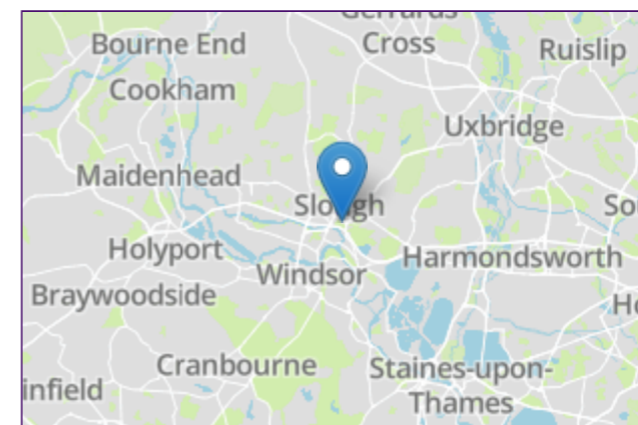
- Littledown School (0.8 Miles)
State School

SECONDARY SCHOOLS

- Upton Court Grammar School (0.7 Miles)
State School

- Slough & Eton CofE School (0.4 Miles)
State School

- St Bernard's Catholic Grammar School (0.8 Miles)
State School



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			