

Nestled on the top floor of a modern development, this beautifully presented one-bedroom flat boasts breath-taking views over the Slough skyline looking out to Windsor Castle. The highlight of the property is its private balcony, offering the perfect spot to unwind and soak in the stunning scenery.

Designed with contemporary living in mind, the open-plan layout seamlessly combines the bright and spacious living, dining, and kitchen areas, creating a welcoming and versatile space for both relaxation and entertaining. The double bedroom is generously sized and filled with natural light, while the separate bathroom is sleek and stylish, fitted with high-quality fixtures.

Ideally located just a short stroll from Slough High Street and the mainline station, this property offers unparalleled convenience with excellent transport links, including access to the Elizabeth Line. Perfect for professionals or first-time buyers, this top-floor gem combines modern living with an unbeatable location.

There is no onward chain allowing for the possibility of a quick sale.

# Property Information

- ONE BEDROOM TOP FLOOR APARTMENT
- TOWN CENTRE LOCATION
- 18FT KITCHEN/LIVING ROOM
- 100+ YEAR LEASE
- NO CHAIN

- OPEN PLAN LAYOUT
- WALK TO TRAIN STATION (QUEEN ELIZABETH LINE)
- STYLISH THREE PIECE BATHROOM
- BALCONY WITH VIEWS OF WINDSOR CASTLE

x1	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Lease Information

Lease - 107 years

Ground Rent - £300 per annum

Service Charge - £2400 per annum (paid in full for 2026)

## Transport Links

NEAREST STATIONS:

Slough (0.4 miles)

Burnham (2.6 miles)

Windsor & Eton Riverside (1.7 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.

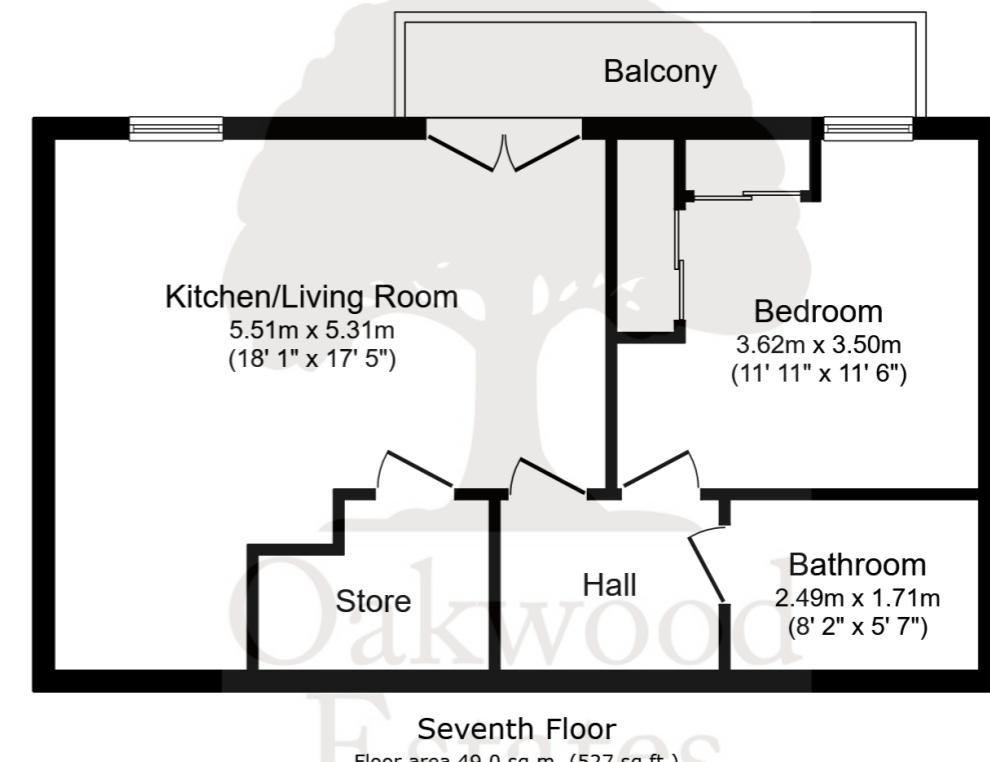
## Location

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



Total floor area: 49.0 sq.m. (527 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](http://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 Govview.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	
(69-80)	C	78 80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC