



This ground floor home offers a perfect blend of modern living and convenience. Upon entering, you are greeted by a welcoming hallway, complete with a utility cupboard, that leads to an open plan kitchen, living, and dining area. This thoughtfully designed space is perfect for entertaining or simply enjoying a quiet evening at home. The modern kitchen is equipped with integrated appliances, ensuring that cooking is both a pleasure and a breeze. A door from the living area opens directly onto a private patio, providing an inviting outdoor space to relax and unwind. The double bedroom is generously sized and the elegantly appointed bathroom adds a touch of luxury to your daily routine.

Conveniently located, this property is just a stone's throw away from excellent transport links, including the M4 motorway and trains to London, making it an ideal base for commuters. Furthermore, the vibrant shopping scene in nearby Windsor adds to the appeal of this location. Whether you are looking to make your first step onto the property ladder or seeking a sound investment opportunity, this apartment at Montem Square is not to be missed.

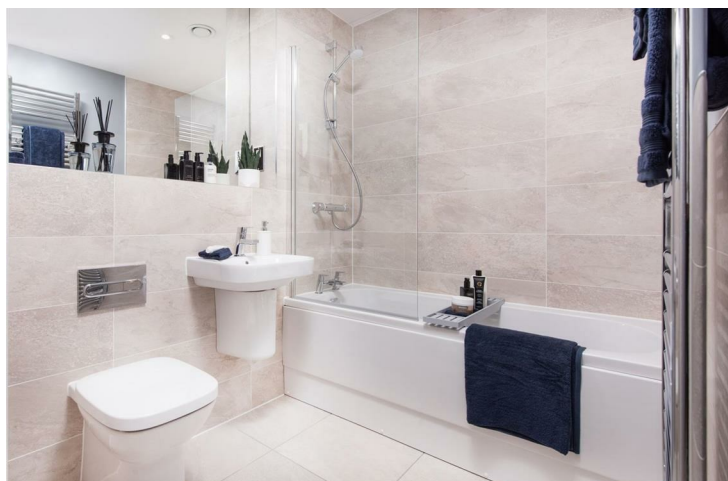
Interested? Please contact our New Homes team to find out more, or to book a viewing.

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Key Facts

- One bedroom 546 sq ft apartment
- Double bedroom
- Open plan kitchen/living/dining area with door to private patio
- Stylish kitchen with integrated appliances
- Contemporary Roca sanitaryware in bathrooms
- Separate utility cupboard
- Ideal for young professionals, first-time buyers, commuters and investors
- Convenient to Slough station, M4 motorway and Heathrow Airport
- Fast trains to London (18 mins); Elizabeth line provides access across London to Canary Wharf
- Nearby Windsor (3 miles) excellent for shopping, cafes and restaurants





Additional Information

Measurements:

Kitchen/Dining/Living: 22'5" x 11'9"

Bedroom: 13'2" x 11'5"

Bathroom: 7'1" x 6'6"

Utility: 7'2" x 2'8"

Parking:

Parking is available on the development. Each home owner can apply for a Parking Permit and parking will be available on a first come first serve basis within the available spaces.

Local Authority: Slough Borough Council

Council Tax Band: New Build - To be confirmed

Estate charge: £67.00 per annum

Predictive EPC Rating: The developer is in the process of obtaining a rating.

Leasehold: 999 year lease reducing by the number of months that have passed between the first legal completion of an apartment on the development and the legal completion of this plot

Service charge: £909 per annum (this is an estimated figure whilst the management company confirms the budget)

Ground Rent: Peppercorn

The development has open space incorporated into the scheme and consists of 202 homes.

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

Services:

Water: Mains supply

Drainage: Mains supply

Electricity: Mains supply

Heating: Electric Panel Heaters plus Hot Water Heat Pump Cylinder

Broadband Connection: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", www.ofcom.org.uk

Mobile phone coverage: The developer is unaware of any signal coverage issues, however we recommend potential buyers check via Ofcom website www.ofcom.org.uk

The property is currently awaiting building control sign off, this will follow completion of the property.

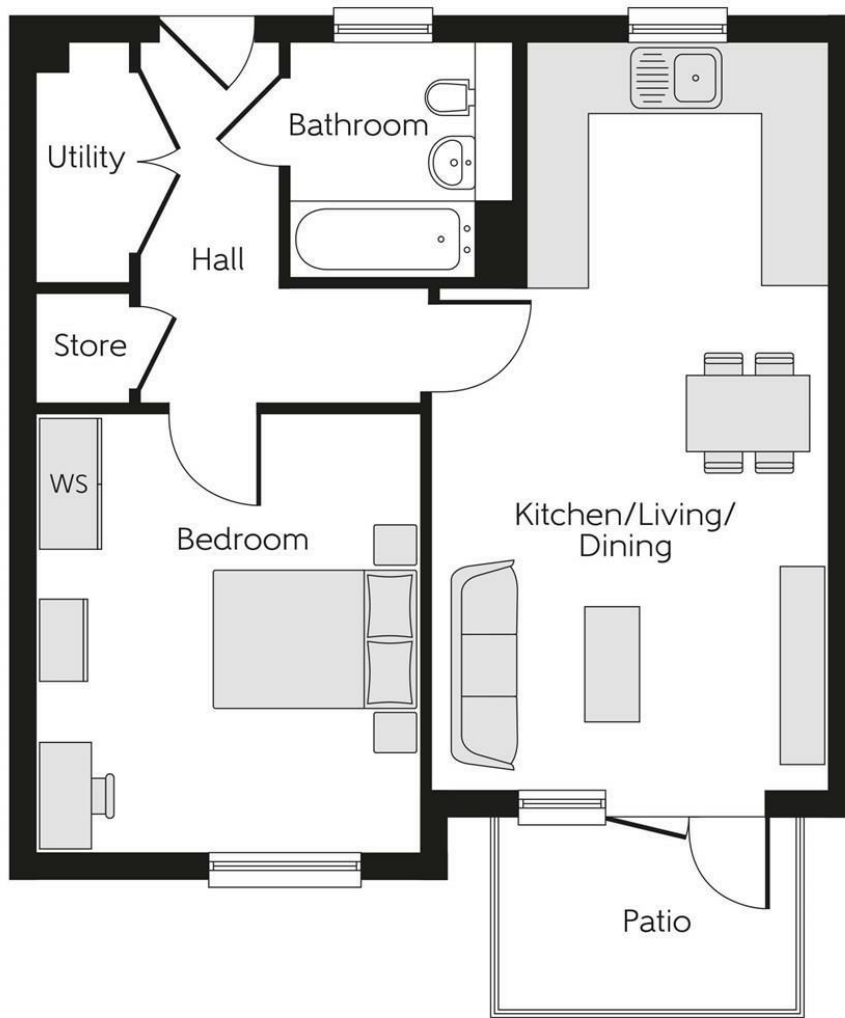
We have not seen a full copy of the lease, and therefore we are not aware of any specific covenants, onerous restrictions, easements, servitudes or wayleaves relating to the property. Home owners will need to apply for a pet licence in order to keep a pet in the property.

The property is located on the ground floor. There is no lift access in the block.

Agents Note:

The photographs and CGIs are used for illustrative purposes only and depict typical interiors from Bellway Homes. They do not reflect the layout and finishes of this home.

Floorplan



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The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.