

Flat 60, Foundry Court
Slough, SL2 5FY



Guide Price £250,000

Ideal Investment Property, this 2 double Bedroom top floor flat located in the Foundry Court development, next to Slough (Crossrail/Elizabeth Line) Train Station and walking distance to Slough Shopping Centre. The property features 2 double Bedrooms, en-suite shower room to master bedroom, family bathroom, large 23ft x 14ft Lounge with separate Kitchen area, balcony off the lounge and an allocated parking space. The property is being sold with no onward chain and is in good decorative order. Lease: Approximately 111+ years remaining. Service charge: Circa £1700 per year. Ground rent, £275 per year. Being sold as an investment with a working professional tenant in occupation paying £1,100 per month rent. Call Langhams now to view!



LOUNGE WITH BALCONY

MASTER WITH EN SUITE

PARKING

TWO DOUBLE BEDROOMS

LARGE KITCHEN AREA

NEXT TO SLOUGH CROSSRAIL/ELIZABETH STATION

Found on:

Member of:

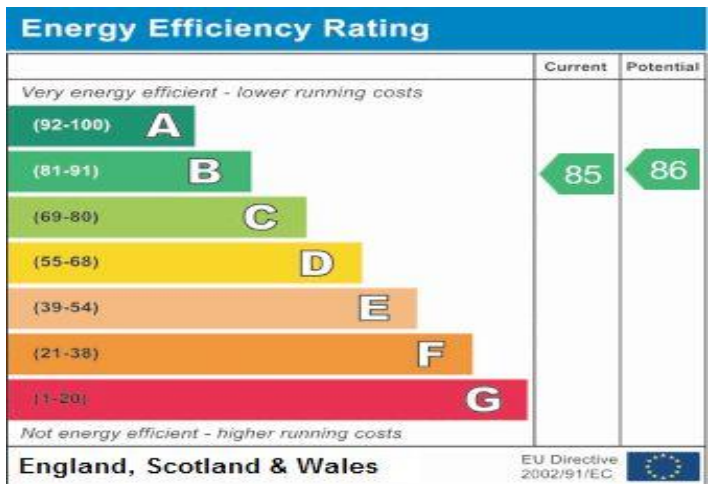
Langhams Estate Agents

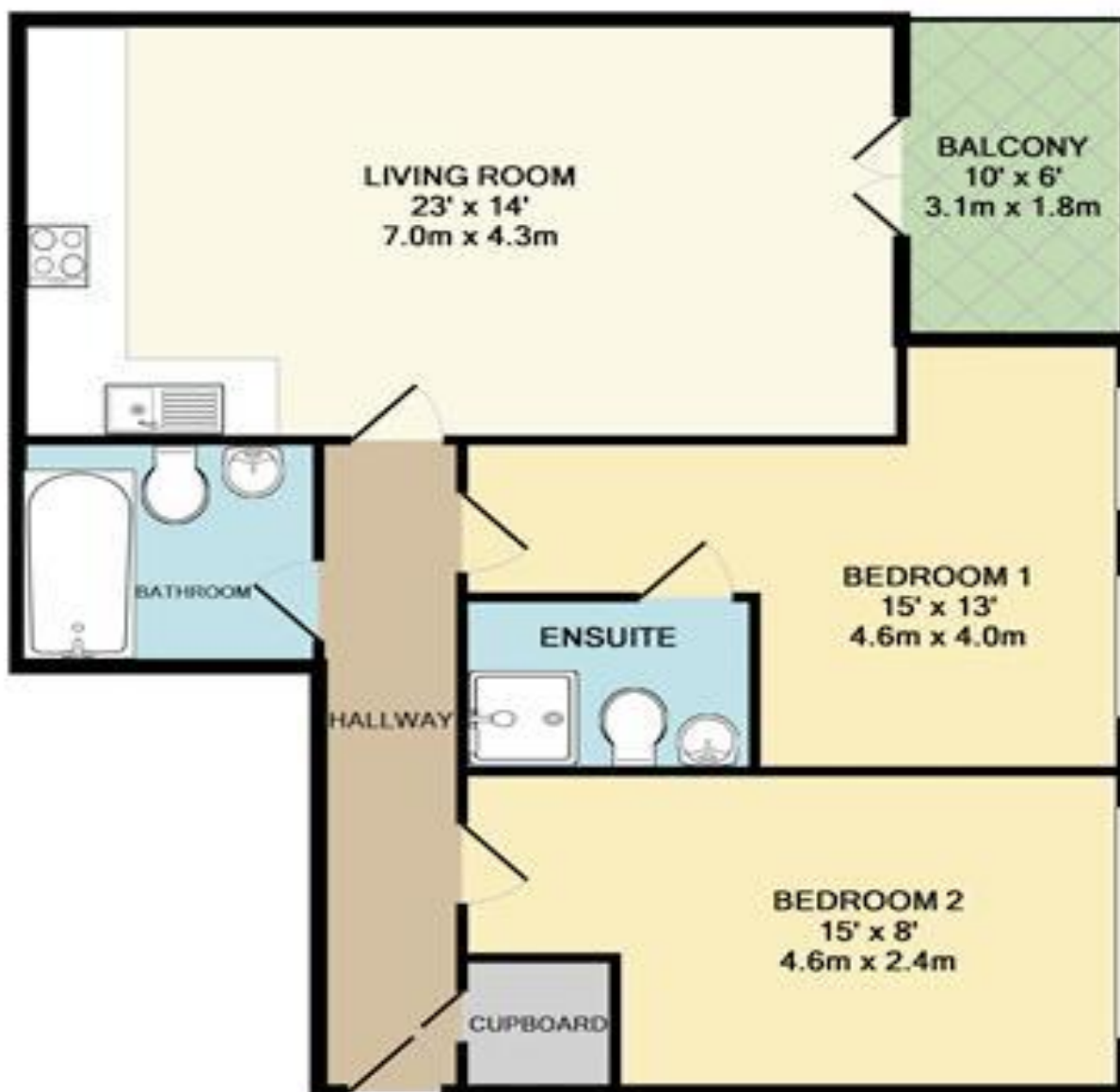
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ACCOMMODATION





TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property please contact Langhams Estate Agents

Tel: 01753 550 775

Email: sales@langhamsproperty.com

Tenure:

Council Tax Band:

EPC Rating: B

Property Ref: LEA01978

All negotiations for this purchase must be made through Langhams Estate Agents.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Langhams Estate Agents has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor, and it is in the buyers interest to check the working condition of any appliances. References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and do not constitute part or all of an offer or contract. Any measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to the property.