

**Flat 59, 30 Bath Road
Slough, SL1 3SS**



£255,000

Langhams are pleased to offer to the market this first floor 2 double bedroom apartment. This beautiful apartment is in a great location on the Bath Road, near Slough Elizabeth Line train station and Slough town centre. This property features 2 double bedrooms one with en-suite. Lounge with access to balcony, separate kitchen area with fitted units.

The current owners have maintained and vastly updated this property. New features include a high specification fitted kitchen and appliances. Throughout this property new updated ventilation has been installed, new boiler and new heating. Other benefits include allocated parking and plenty of storage.



Secure Allocated Parking

En-suite to Master Bedroom

Close to Slough Crossrail Train Station

Two Double Bedrooms

Balcony with views of Salt Hill Park

Close to Slough Town Centre

Found on:



Member of:



Langhams Estate Agents

52 High Street Slough Berkshire SL1 1EL

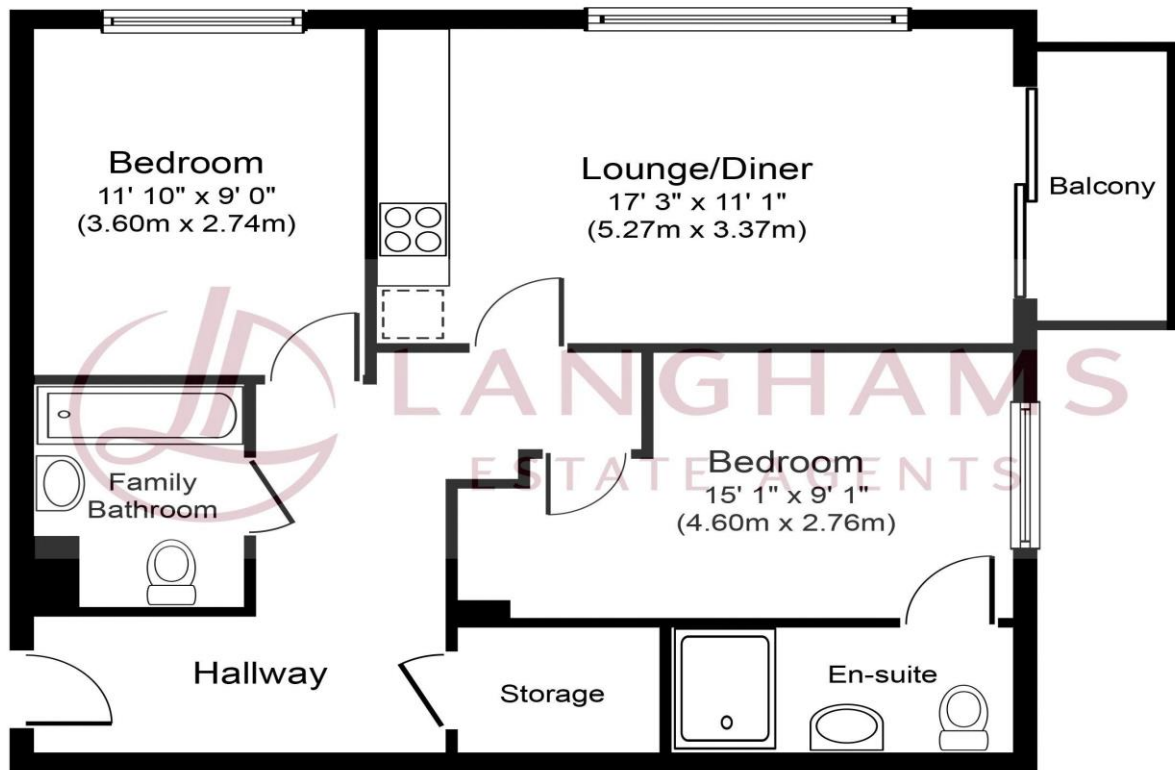
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ACCOMMODATION

Leasehold: 106 years remaining on the lease Service charge Circa.
£2600 per year (The yearly water rates and building Insurance premium are included as part of this total service charge)
Ground Rent: £360 per year





Approximate Floor Area
657 sq. ft.
(61.0 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 or tenant. 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

Property Ref: LEA03118

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.