

72 Beechwood Gardens
Slough, SL1 2HR



Offers in the Region Of £375,000

Amazing Large Penthouse Apartment! Located in the heart of Slough in this quiet cul-de-sac location. This Spacious property features, Large Spacious open plan lounge / diner with kitchen area, 3 double bedrooms, two are extra-large, 2.5 Luxury bathrooms (en-suite to master bedroom) and spacious hallway. Built to a high standard and located on the 2nd floor, other benefits include communal lift, allocated parking for 2 cars, very close to Slough High Street, Slough Train Station and Shopping Centre. Must be seen to be appreciated, call Langhams now to view!



Luxury Penthouse (2nd Floor, Lift Access)

2.5 Bathrooms

Large Spacious Open Plan Lounge

3 Large Double Bedrooms

2 Allocated Parking Spaces

Quiet Location In the Heart of Slough

Found on:

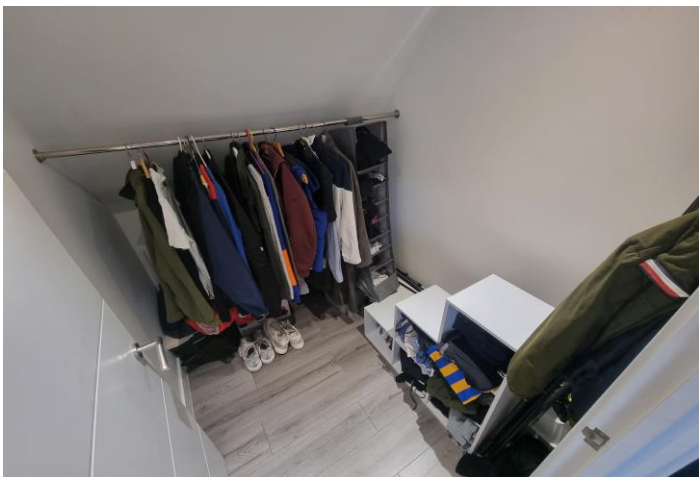
Member of:
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Langhams Estate Agents

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Second Floor
Approximate Floor Area
1,463 sq. ft.
(136.0 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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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.

Energy performance certificate (EPC)

72, Beechwood Gardens
SLOUGH
SL1 2HR

Energy rating

B

Valid until: **25 June 2029**

Certificate number: **2568-8072-7366-6331-1910**

Property type

Top-floor flat

Total floor area

136 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

To view this property please contact Langhams Estate Agents

Tel: 01753 550 775

Email: sales@langhamsproperty.com

Tenure: Leasehold A term of 150 years from 1 March 2019

Council Tax Band: D

EPC Rating: B

Property Ref: LEA03034