



ARMFORD  
ESTATES



PER CALENDAR MONTH

**£1,250 Per Calendar Month**

**Maplin Park**

Slough, SL3 8YF

## PROPERTY SUMMARY

Nestled in the desirable area of Maplin Park, Slough, this charming flat offers a perfect blend of comfort and convenience. Spanning an efficient 365 square feet, the property is ideal for individuals or couples seeking a low-maintenance living space.

The flat features a welcoming reception room that serves as a versatile area for relaxation or entertaining guests. The well-proportioned bedroom provides a peaceful retreat, ensuring restful nights. Additionally, the property includes a modern bathroom, designed with functionality in mind.

Constructed in 1996, this flat benefits from contemporary design elements while maintaining a homely atmosphere. Its location in Maplin Park offers easy access to local amenities, parks, and transport links, making it an excellent choice for those who value both tranquillity and accessibility.

This property presents a wonderful opportunity for first-time buyers or investors looking to expand their portfolio. With its appealing features and prime location, this flat is not to be missed.

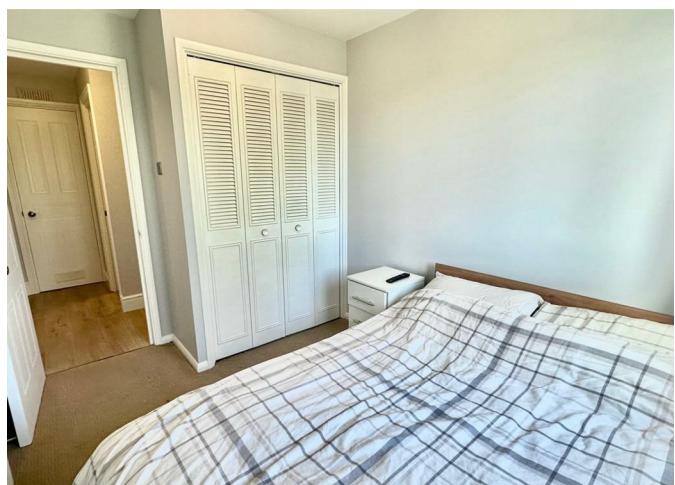
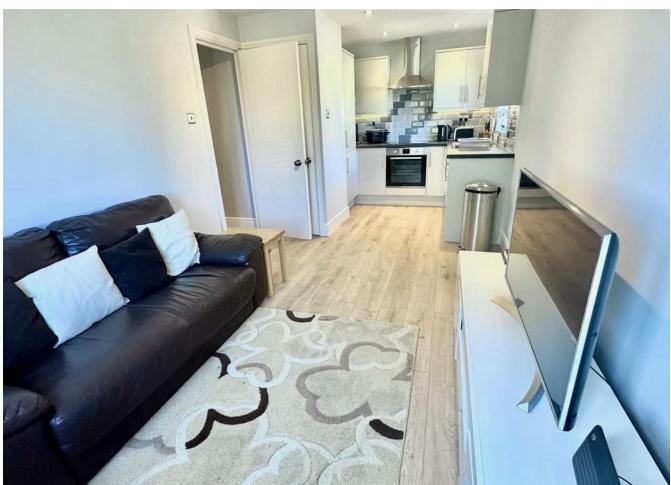
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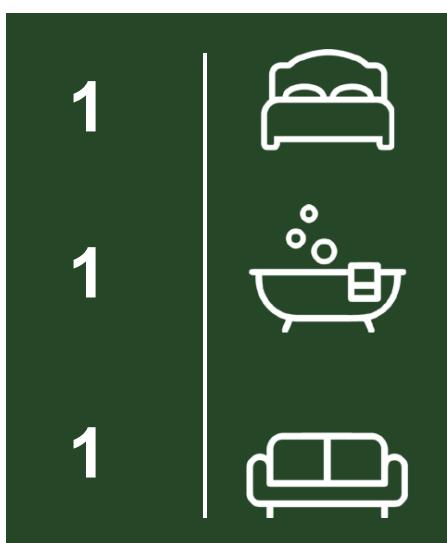
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	
EU Directive 2002/91/EC		

**EPC RATING: C COUNCIL TAX BAND: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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