

AN EXCLUSIVE COLLECTION OF JUST ELEVEN 1 & 2 BEDROOM APARTMENTS

## 10 THE GROVE

SLOUGH • BERKSHIRE • SL1 1QP







## DEVELOPMENT

This gated development is located right in the heart of the well-connected town of Slough in Berkshire. The exclusive collection of just eleven 1 & 2 bed-room apartments are just a stone's throw from all of the facilities the town has to offer. This enviable location close to the High Street puts you within easy reach of shops, restaurants, gyms, cafes, bars and Slough train station which is on the Elizabeth Line. Not only are the properties ideal for the towns facilities, they are also close to open spaces offering multiple outdoor activities providing a harmonious mix of urban convenience and suburban tranquillity.

These contemporary apartments have been carefully designed with modern living in mind and are finished to our premium standards, benefitting from high specification throughout, modern craftsmanship and carefully designed use of space to enhance the layouts and practicality.



## LOCATION

10 The Grove is situated in Slough town centre in Berkshire, just 20 miles west of central London and close to some of southern England's most picturesque towns and villages. Slough is a dynamic town known for its strategic location and diverse offerings. Home to a mix of residential areas, green spaces such as Upton Court Park and a thriving commercial sector, Slough is a vibrant community and popular with commuters due to its close proximity to London. The town has undergone significant redevelopment in recent years and offers modern amenities, shopping centres such as The Observatory and cultural attractions such as The Curve, a state-of-the-art library and cultural centre. Slough railway station is just 0.5 miles from 10 The Grove and is



on both the GWR line providing direct services to London Paddington in as little as 18 minutes, and the Elizabeth Line making commuting to the City even easier. The Elizabeth Line provides a direct service to Bond Street in just 31 minutes and Canary Wharf in just 46 minutes. Multiple other towns within the region are also within easy reach with Windsor just 3 miles away, Maidenhead approximately 9 miles away and Reading 21 miles to the west. Heathrow Airport can also be easily reached via the M4 and by train and is situated just 7 miles to the East.

Slough boasts an enviable wealth of amenities with great transport connections, top schools,



BY TRAIN





shopping, parks, sports and leisure facilities. Slough's diverse population contributes to a rich cultural tapestry, with various international cuisines, festivals and community events. The town is home to multiple sports and leisure facilities, sports clubs and venues that cater for a range of different interests. Slough's state-of-the-art Additionally, Slough has a Cricket Ground, tennis courts, a rugby club and facilities for athletics and other sports. Slough is also home to the Slough Trading Estate which of one of the UK's most significant business estates. This expansive commercial hub accommodates a diverse range of companies from small enterprises to global corporations with an unusually high number of large global or UK headquarters and has been a key contributor to the town's economic growth.

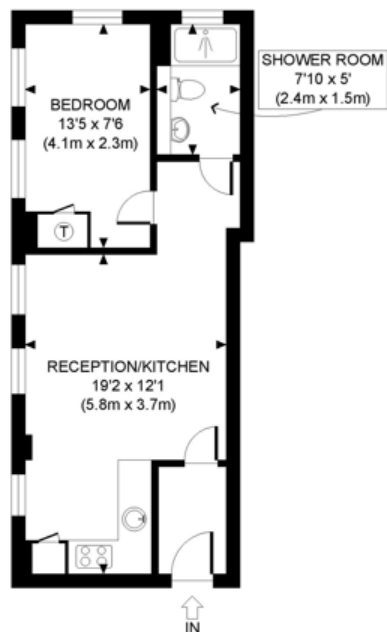
Slough offers a multitude of educational establishments providing opportunities from early education to Higher learning. The town is home to a variety of primary and secondary schools, both state and independent, and has a range of colleges including East Berkshire College. The town is also close to the renowned Brunel University of London which is just 8 miles away. Whether you're drawn to its business opportunities, educational institutions or cultural experiences, Slough offers a dynamic living environment with a blend of urban conveniences and suburban charm.



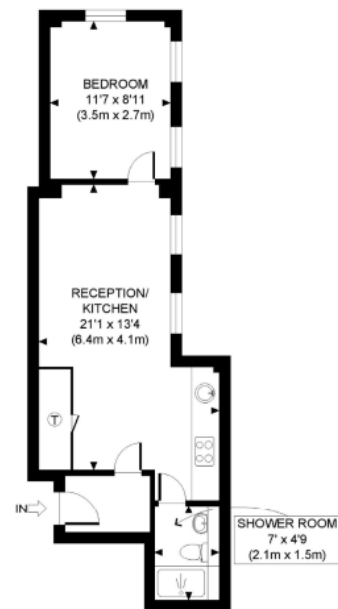




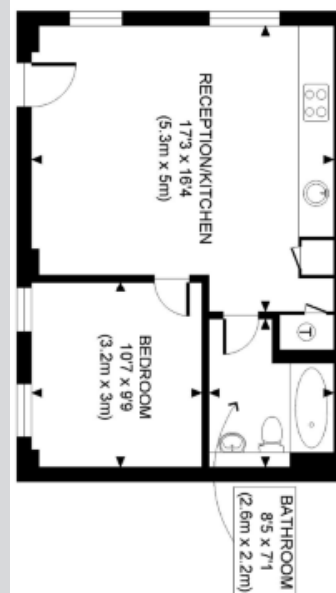
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409 SQFT



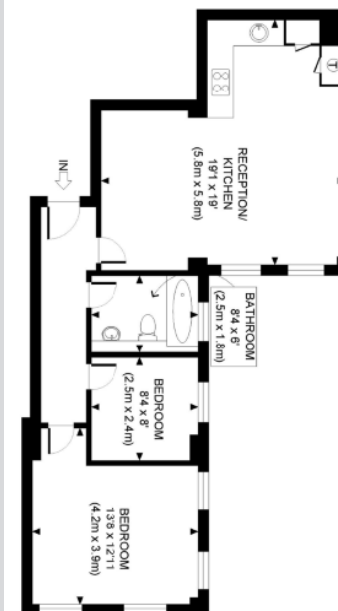
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416 SQFT



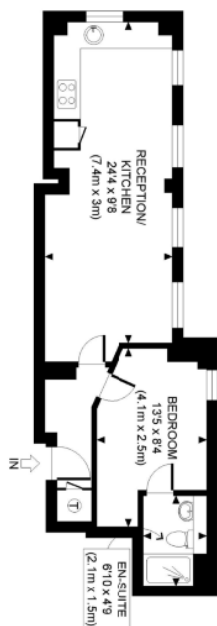
**PLOT 3 1 BEDROOM**  
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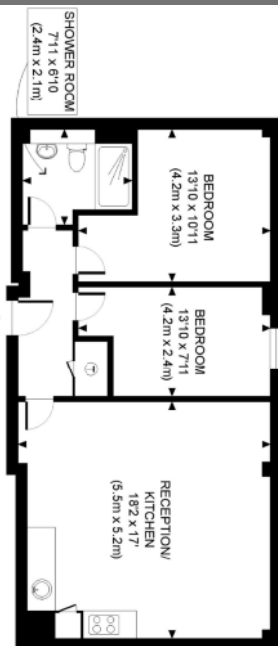
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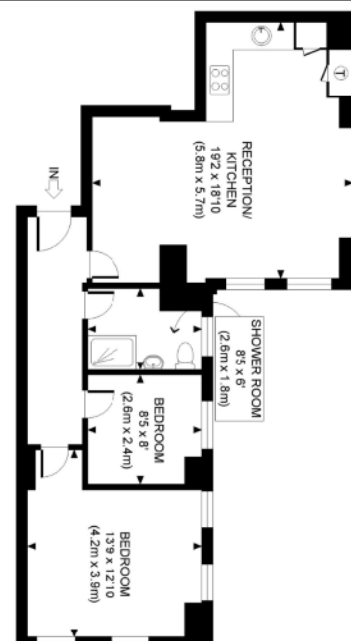
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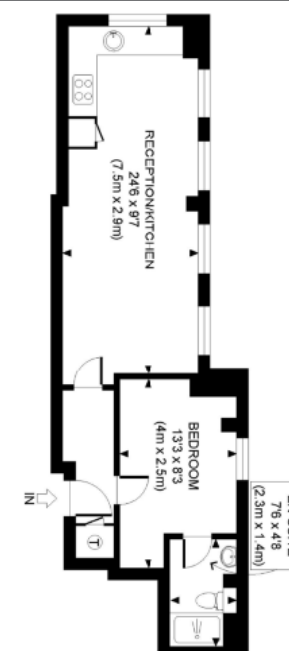
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653 SQFT



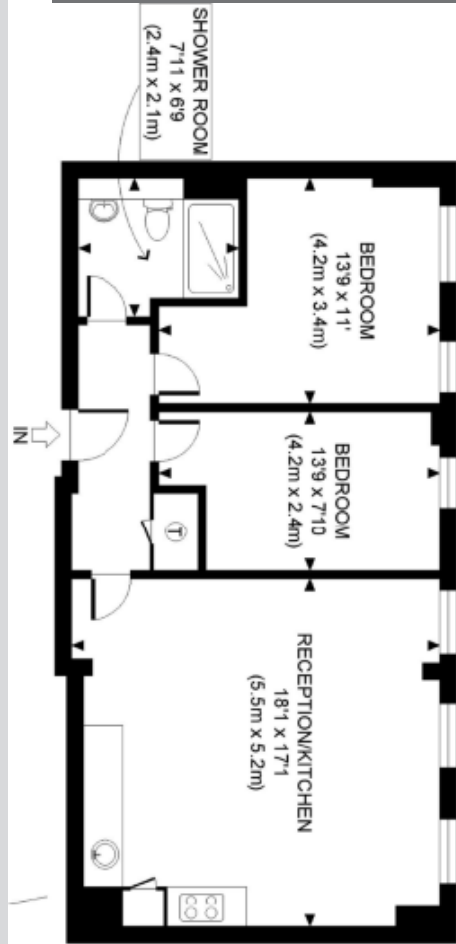
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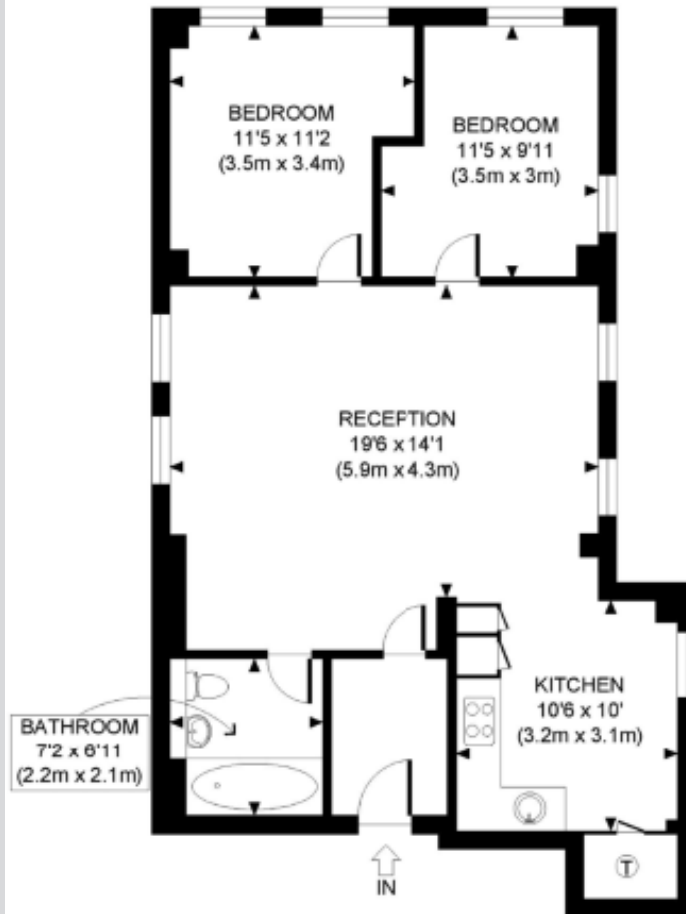
**PLOT 8 1 BEDROOM**  
412 SQFT



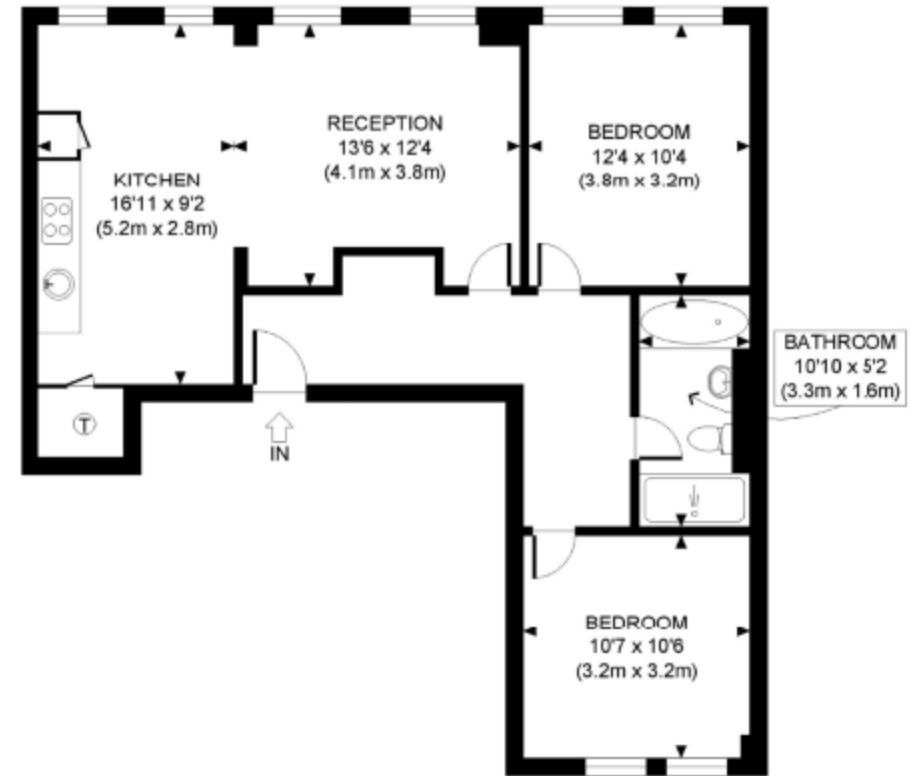
**PLOT 9 2 BEDROOM**  
652 SQFT



**PLOT 10 2 BEDROOM**  
755 SQFT



**PLOT 11 2 BEDROOM**  
765 SQFT





# SPECIFICATIONS

## GENERAL

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- High specification laminate flooring throughout the ground floor
- Carpeted stairs and bedrooms
- LED lighting throughout
- Pressurised water system
- PVC-u double-glazed windows and French doors where applicable
- 10 year ICW structural warranty
- Bicycle storage
- Built-in wardrobe to bedrooms
- Electric heating throughout
- Wall mounted radiators throughout

## KITCHEN

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- Contemporary handleless soft close kitchen units
- Laminate worktops
- Integrated Bosch appliances including:
  - Fridge/freezer
  - Dishwasher
  - Electric fan oven & microwave
  - Ceramic electric hob with extractor
  - Washer dryer

## BATHROOMS

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- Contemporary white sanitary ware
- Hans Grohe brassware
- Fully tiled - floor and walls
- Large full width fitted mirror
- Chrome heated towel rail
- Shaver points









For more information or to arrange a viewing please contact Roger Platt on

**01628 665252** or **burnham@rogerplatt.co.uk**



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Roger Platt, 105 High Street, Burnham, Buckinghamshire, SL1 7JZ  
T 01628 665252 E burnham@rogerplatt.co.uk W rogerplatt.co.uk

DEVELOPED BY



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The 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. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

