



## **616a Lower Flat Slough, Berks SL3 8QH**

**£925 PCM**

Welcome to this charming studio apartment located on London Road in the picturesque village of Colnbrook. This delightful ground floor property boasts a modern bathroom, perfect for your convenience.

As you step inside, you'll be greeted by a cosy studio layout that offers a comfortable living space. The apartment features electric storage heating, ensuring you stay warm and snug during the colder months. With double glazed windows, natural light floods the room, creating a bright and airy atmosphere.

One of the highlights of this property is the parking space available for one vehicle, providing you with the convenience of having your own designated parking spot. Additionally, being close to the M4 motorway, commuting and exploring the surrounding areas couldn't be easier.

Don't miss out on the opportunity to make this studio apartment your new home. Whether you're a first-time buyer or looking for a lucrative investment opportunity, this property has the potential to fulfil your needs. Contact us today to arrange a viewing and experience the charm of this lovely studio apartment for yourself.

## 616a Lower Flat, Slough, Berks SL3 8QH

### Communal entrance

Front door to

### Kitchen

13'2" x 10'11" (4.03 x 3.35)



Modern range of eye and base level storage units, single drainer sink unit, built in electric oven, inset 4 ring electric hob, electric storage heater, laminate floors, power points, cupboard with washing machine

### Living / Bedroom

12'11" x 12'0" (3.94 x 3.67)



Double glazed bay window to front, electric storage heater, laminate floors, fitted wardrobes with recess for double bed, feature electric fire, power points.

### Inner Hall

Door to rear, cupboard housing hot water tank, electric storage heater, laminate floor, doors to

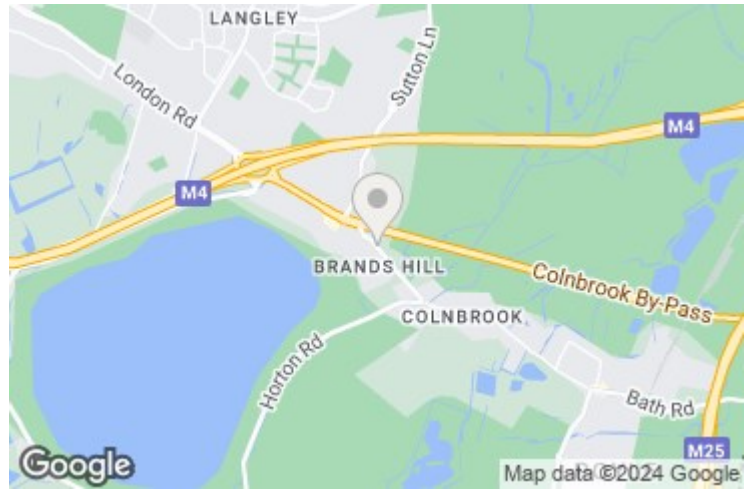
### Bathroom

New white suite with panel enclosed bath and mixer taps, wall mounted Triton electric shower, low-level WC, pedestal wash hand basin, chrome heated towel rail, double glazed window to side, tiled splash backs

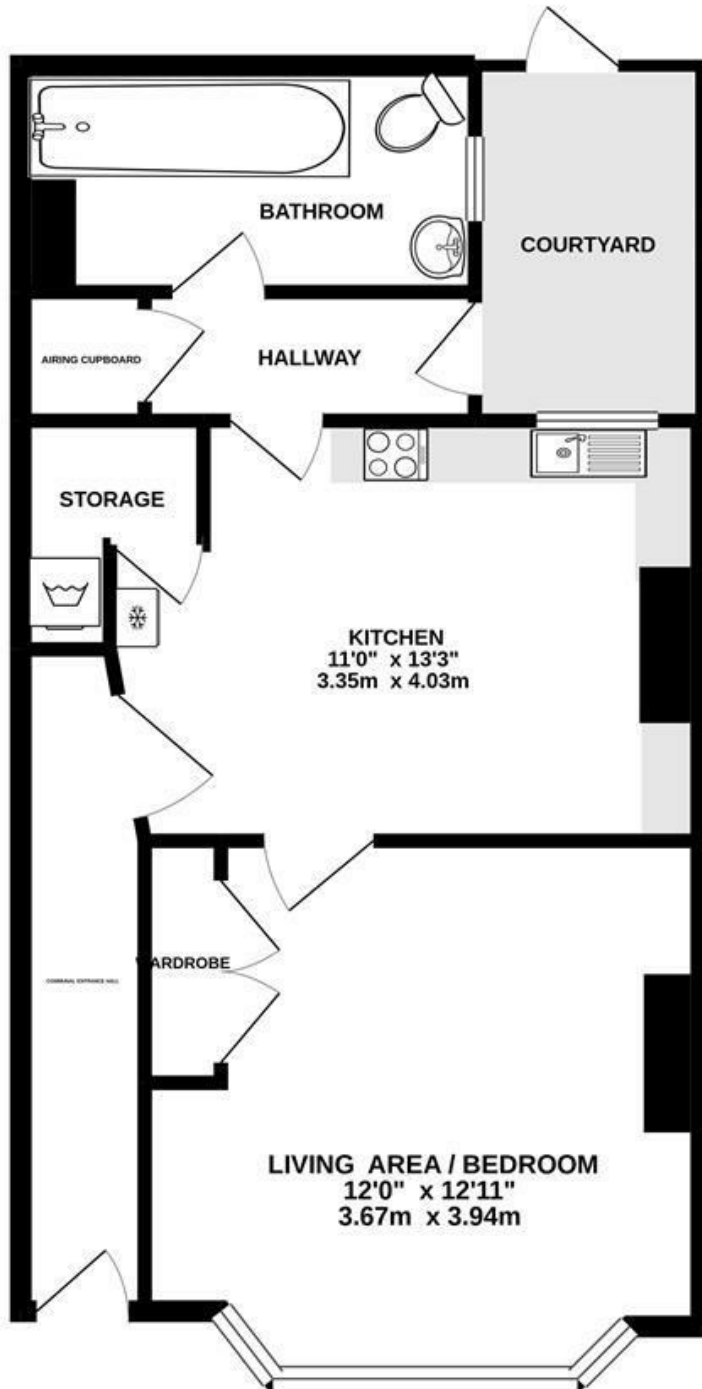
### Outside



Allocated parking space, communal gardens.



GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>			43
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	