



## **Grand Union House, Stoke Road, Slough, SL2 5EW**

**£275,000**

A VERY SPACIOUS BRIGHT ONE BEDROOM APARTMENT FOR SALE LOCATED IN A SMALL RECENTLY BUILT DEVELOPMENT LOCATED ON STOKE ROAD SL2

The property comprises a large and bright spacious reception room with wooden flooring, access to a large balcony, open plan fitted kitchen, over sized bedroom with access to the balcony and a modern bathroom suite.

The development is close to Slough Station and also the Canal and local shops.

Chain free sale.

Service charge £3425 per annum  
Ground rent £350 per annum  
Lease: 244 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- ONE BEDROOM APARTMENT
- WOODEN FLOORS
- CLOSE TO STATION
- SLOUGH SL2
- BALCONY
- LOVELY KITCHEN & BATHROOM SUITE
- SPACIOUS & BRIGHT ROOMS
- CLOSE TO CANAL

## **Grand Union House, Stoke Road, Slough, SL2 5EW**

RECEPTION ROOM

KITCHEN

BEDROOM

RECEPTION ROOM

RECEPTION ROOM

BEDROOM

BATHROOM

HALLWAY

GRAND UNION HOUSE SL2

BEDROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.