



The Factory, Memorial Avenue, Slough, SL1 3GZ

£315 Per Week

A LOVELY 1 BEDROOM APARTMENT WITHIN THE ORIGINAL FACTORY BUILDING OF "HORLICKS QUARTER" A HIGH END BERKELEY HOMES DEVELOPMENT IN SLOUGH IN THE ROYAL COUNTY OF BERKSHIRE

The apartment boasts high ceilings, over sized picture windows over Memorial Square and all the high end specification you would expect from a Berkeley Homes development.

The accommodation comprises a reception room with open access to a fully fitted kitchen incorporating "Bosch" appliances, double bedrooms, ample storage and a luxury bathroom suite.

Residents of Horlicks Quarter" have full use of the concierge service, gym, cinema and games room.

Slough's High Street is close by with a shopping centre and restaurants/bars. London's Paddington is only 30 minutes away by rail and central London is only 22 miles away by car.

FURNISHED
AVAILABLE NOW.
NO PARKING AVAILABLE.

- HORLICKS QUARTER BY BERKELEY HOMES
- LONDON PADDINGTON IN 30 MINS
- HIGH END SPECIFICATION
- BRAND NEW APARTMENT
- LOCATED IN THE ORIGINAL BUILDING
- 1 BEDROOM APARTMENT
- AVAILABLE NOW
- CONCIERGE, GYM & CINEMA ROOM
- HIGH CEILINGS AND LARGE PICTURE WINDOWS
- FURNISHED

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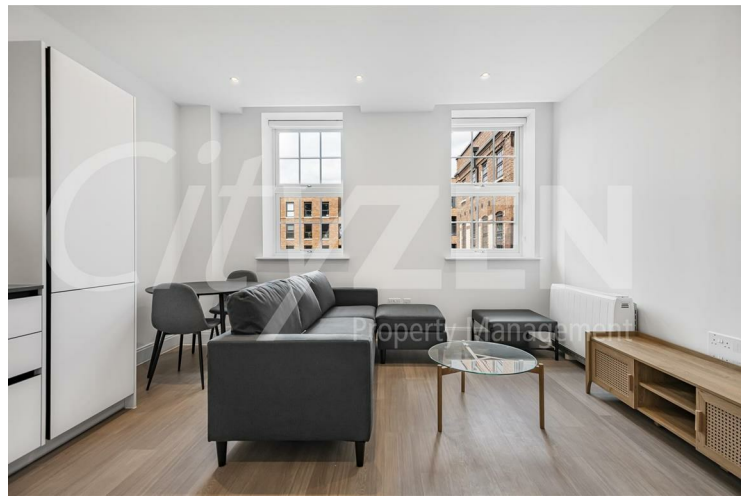
KITCHEN



KITCHEN



RECEPTION



RECEPTION



RECEPTION



KITCHEN

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BEDROOM



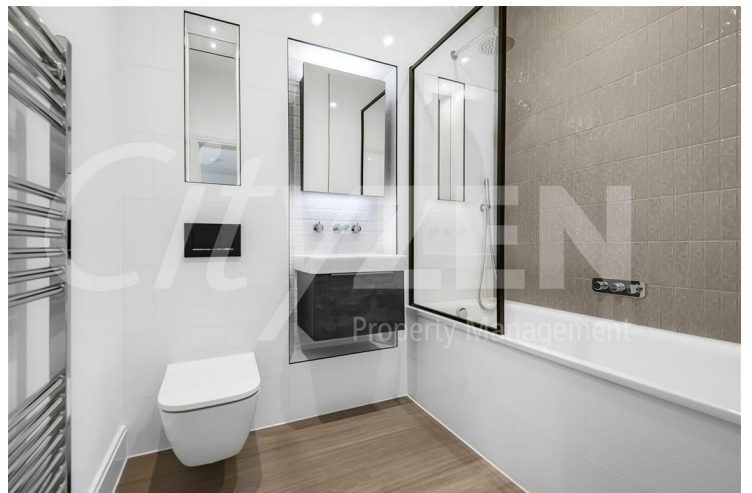
BATHROOM



BATHROOM



THE FACTORY



BATHROOM

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RESIDENTS LOUNGE



RESIDENTS LOUNGE



RESIDENTS GAMES ROOM



THE FACTORY



RESIDENTS CINEMA



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THE FACTORY



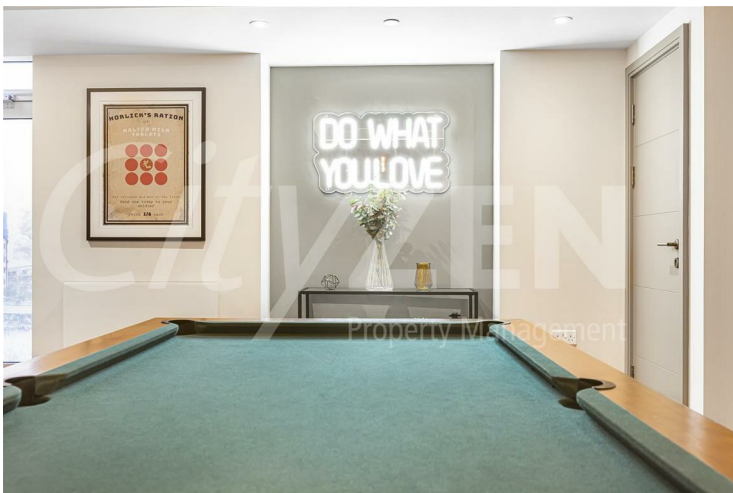
RESIDENTS GAMES ROOM



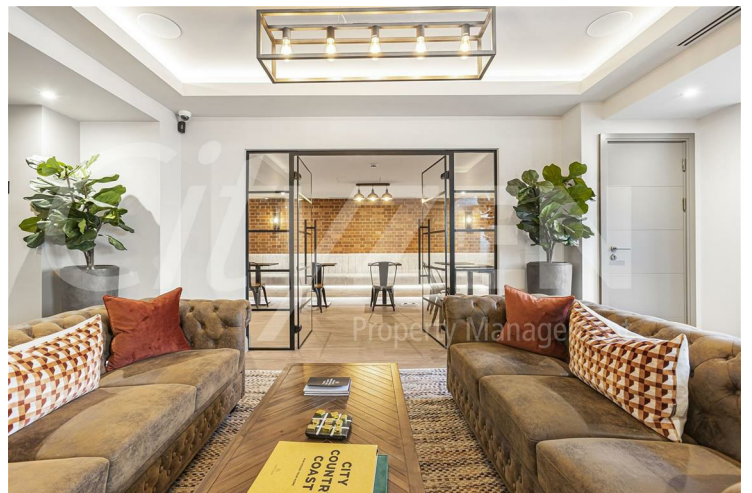
RESIDENTS GAMES ROOM



RESIDENTS GAMES ROOM



RESIDENTS GAMES ROOM



RESIDENTS LOUNGE

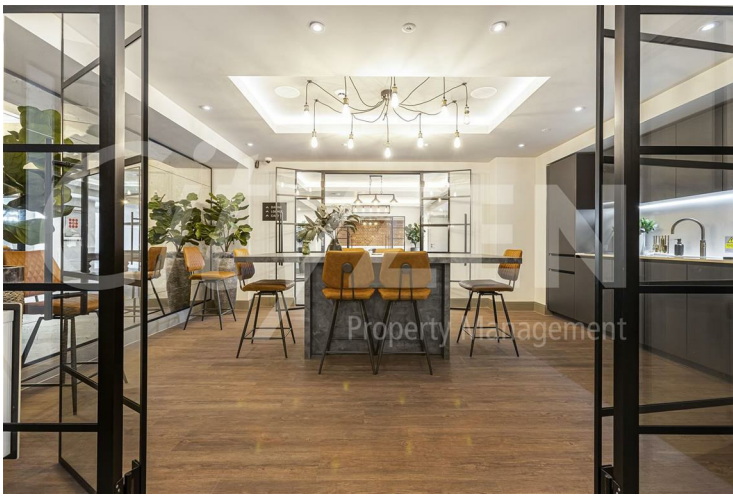
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RESIDENTS LOUNGE



RESIDENTS CINEMA



RESIDENTS LOUNGE



RESIDENTS GYM



RESIDENTS CINEMA



RESIDENTS LOUNGE

The Factory, Memorial Avenue, Slough, SL1 3GZ



RESIDENTS ROOF GARDEN



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RESIDENTS ROOF GARDEN



RESIDENTS LOUNGE



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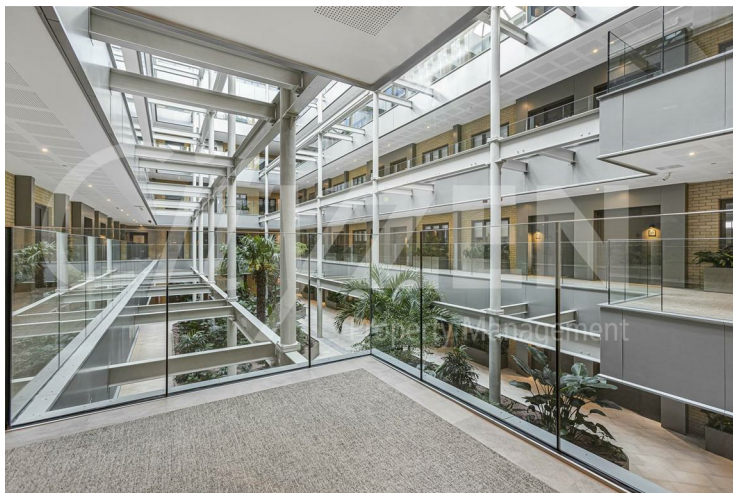
COMMUNAL HALLWAY



COMMUNAL HALLWAY



CONCIERGE

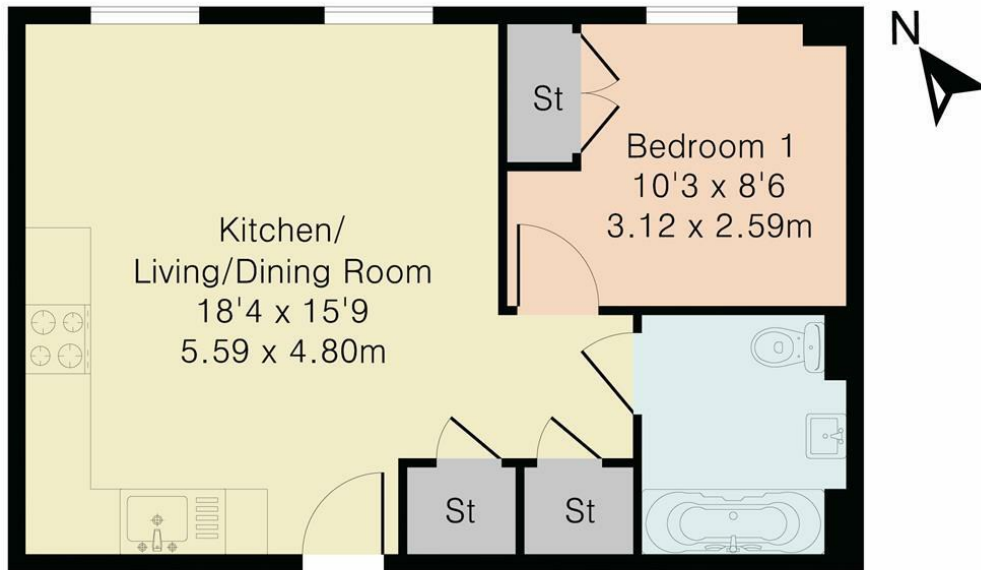


COMMUNAL HALLWAY



LOBBY

Approximate Gross Internal Area 396 sq ft – 37 sq m



Second Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.