



## **Aquifer House, HORLICKS QUARTER, Stoke Gardens, Slough, SL1 3GX**

### **£393 Per Week**

2ND FLOOR 2 BED 2 BATH APARTMENT FOR RENT WITHIN ONE OF THE NEW BUILDS THAT MAKE UP THE SOUGHT AFTER HORLICKS QUARTER

Open plan living room with luxury fitted kitchen, access to a spacious balcony with views over the gardens, 2 bedrooms and 2 luxury bathroom suites.

Just a seven minute walk from the Elizabeth Line, which travels right through the center of London.

The development includes an array of amenities such a peaceful communal gardens, on-site gym, cinema room, 24 hour concierge and a residents lounge.

FURNISHED

PROPERTY AVAILABLE NOW

- 2 BEDROOMS, 2 BATHROOMS
- HORLICKS QUARTER
- BALCONY
- AVAILABLE NOW
- FURNISHED
- GYM
- 7 MIN WALK TO TRAIN & CROSSRAIL STATIONS
- BRAND NEW
- CONCIERGE
- 15 MIN TRAINS TO LONDON PADDINGTON



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COMMUNAL FACILITIES



COMMUNAL FACILITIES



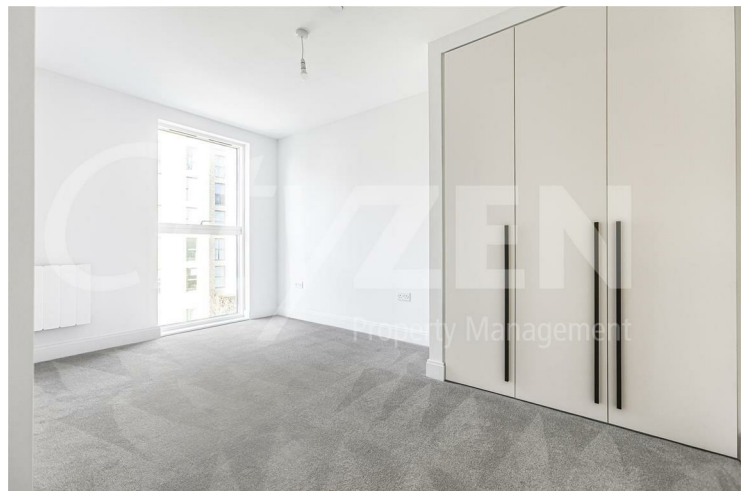
COMMUNAL FACILITIES



COMMUNAL FACILITIES



COMMUNAL FACILITIES



BEDROOM



## Aquifer House, HORLICKS QUARTER, Stoke Gardens, Slough, SL1 3GX



**SHOWER ROOM**



**RECEPTION ROOM**



**BEDROOM**



**RECEPTION ROOM**



**VIEW**



**ON SITE CAFE**

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BATHROOM



BEDROOM



RECEPTION ROOM



BALCONY



Approximate Gross Internal Area 679 sq ft - 63 sq m



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	81	81
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.