



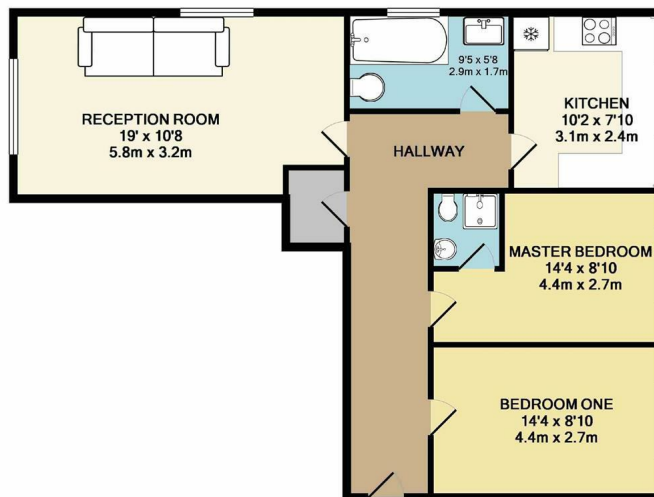
KINNAIRD CLOSE TAPLOW, SL1 6AL

£245,000

Exclusive Opportunity for Buy-to-Let Investors: Spacious and Well-Presented First Floor Apartment

We are delighted to present an exceptional opportunity for buy-to-let investors to acquire this impressive first floor apartment, located in the highly sought-after area of Burnham/Taplow.





TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Situated within walking distance of local supermarkets and Lent Rise School, this property offers convenience and accessibility. With a short drive or bus journey to Slough and Maidenhead Town Centres (approximately 5-10 minutes), as well as easy access to the M4 Motorway, Junction 7, commuting and travel become effortless. Heathrow Airport, Central London, and the M25/M40 Motorway Network are all within easy reach.

For commuters, Burnham station is just a 10-minute walk away, while Slough station is a 10-minute drive. Both stations provide regular train services to London Paddington (every 10 minutes), with a journey time of approximately 15 minutes. Furthermore, both stations are set to benefit from the upcoming Crossrail project, making this investment even more promising.

Internally, the property boasts a generously sized living area, two double bedrooms (one with an en-suite), a well-equipped fitted kitchen, a family bathroom suite, double glazing, and spacious communal gardens. Additionally, allocated parking is available.

This property presents an excellent opportunity for buy-to-let investors seeking a sound investment with great potential.

- BTL landlords only
- Remaining lease of 162 years
- Easy access to M4 Motorway (Junction 7)
- Secure entry phone system
- Potential gross rental yield of 7.35%
- Located within a short walk of Burnham and Taplow rail stations (direct access across Central London via the Elizabeth Line)
- Close to local shops and supermarkets
- Residents off street parking



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