



# RIDGE BANK

## SLOUGH, SL1 5BL

# £245,000

We are delighted to present this well maintained generously sized two-bedroom split-level maisonette nestled in a peaceful cul-de-sac in the centre of Cippenham. This property boasts two double bedrooms, modern kitchen, communal garden space, access to residents parking with minimal ground rent and service charges. Situated near to local transportation links and amenities.



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Upon entering the property through the entrance hall with stairs to the first floor. From there you have access to the living space with ample room for seating and dining arrangements, along with additional furniture if desired. The kitchen is equipped with a selection of upper and lower cabinets, complemented by work surfaces. There is provision for various appliances, including a integrated oven and hob, space for a washing machine and fridge/freezer.

On the upper floor you will find two double bedrooms, with the main bedroom featuring a convenient storage cupboard. The main bathroom is fully tiled and includes a three-piece suite comprising a toilet, sink, and bath with a shower overhead.

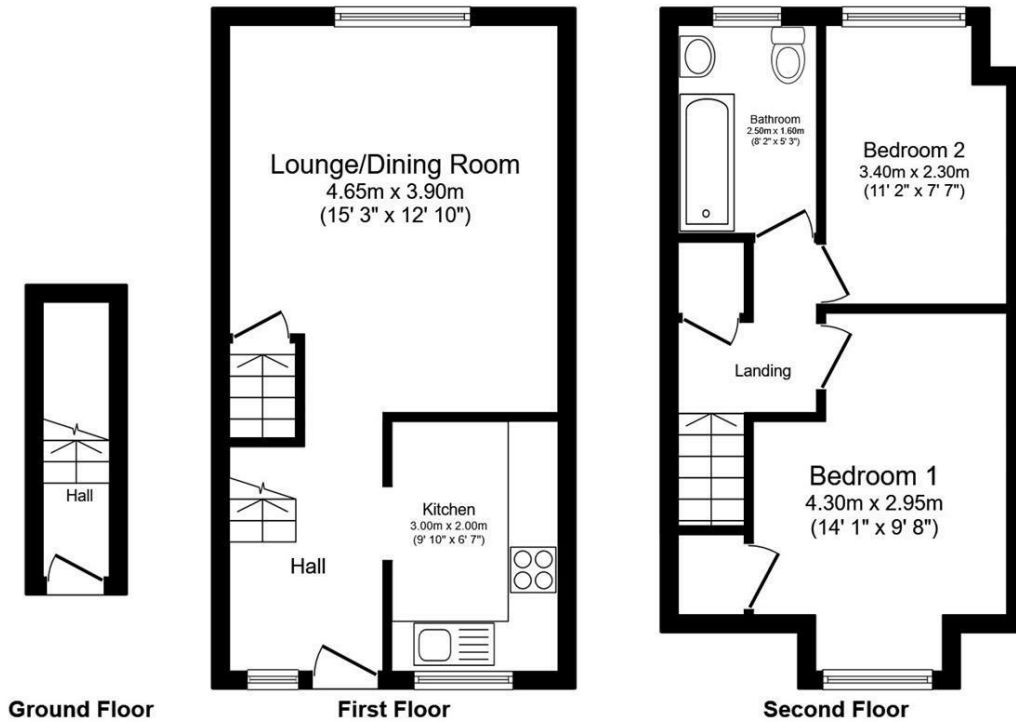
Outside, there is communal lawned gardens and access to off-street residents parking.

- 0.7 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Split level maisonette
- Within a short walk of Cippenham schools
- Excellent investment or first time purchase
- 0.3 miles from The Westgate School and 1.6 miles from Burnham Grammar
- Low ground rent & service charge
- Easy access to M4 Motorway (Junction 7)
- Close to local shops

## Directions







Total floor area 62.0 m<sup>2</sup> (667 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



411 Bath Road, Slough, SL1 5QL  
t: 01628 667442  
e: [sales@cameronking.co.uk](mailto:sales@cameronking.co.uk)

