



PATRICIA CLOSE SLOUGH, SL1 5HE

£260,000

An exceptional opportunity to acquire this contemporary and sophisticated two-bedroom first-floor apartment situated in the heart of Cippenham Village, just a short stroll from Burnham Station (Crossrail Station). This property boasts two generous double bedrooms, a spacious lounge/diner, two bathrooms (including one



2



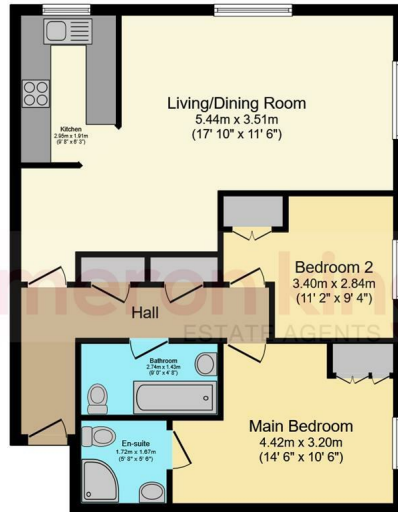
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EPC C

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Floor Plan
Floor area 70.9 sq.m. (763 sq.ft.)

TOTAL: 70.9 sq.m. (763 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

en-suite), a fully equipped kitchen, secure gated parking, and a remaining lease of 981 years making it an ideal investment or perfect for first-time buyers.

Conveniently positioned in the heart of Cippenham Village, residents will enjoy easy access to local amenities such as shops, schools, gyms, and Burnham train station. The property's proximity to M4 Junction 7, only 2 minutes away, offers effortless connections to Heathrow Airport, Central London, High Wycombe, Maidenhead, Reading, and the M25/M40 motorway network.

With a potential rental income of £1550 per month, this property is sure to attract keen investors.

Early viewings are highly recommended to avoid missing out on this opportunity.

Sold with no onward chain. EPC - C

- Sold with no onward chain
- 0.5 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Secure entry phone system
- Easy access to M4 Motorway (Junction 7)
- Residents gated car park
- Within walking distance of local Cippenham schools
- Close to local shops
- Remaining lease of 981 years



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