



## SUFFOLK CLOSE SLOUGH, SL1 6JN

Situated in the sought-after development in Cippenham, this immaculately presented first-floor apartment boasts a double bedroom, modern kitchen, spacious living area, contemporary bathroom, and parking for both residents and visitors. Ideally located near Burnham Rail Station (easy access across Central London via The Elizabeth Line), major road connections, and amenities, we highly recommend viewing this property.

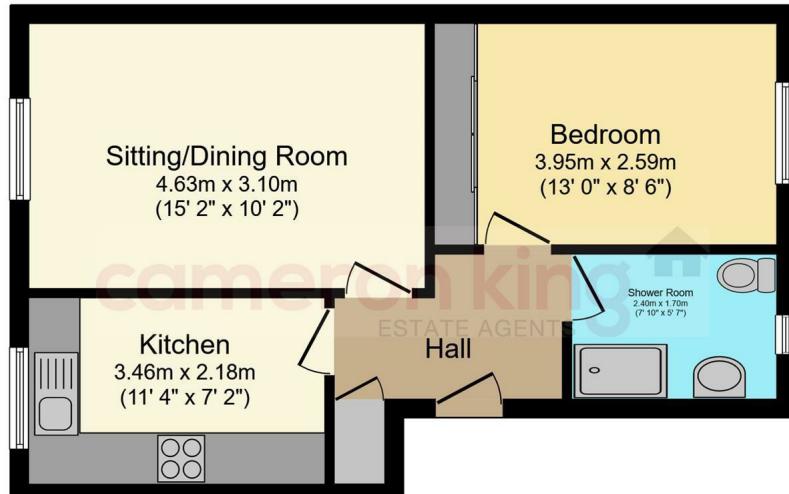
# £190,000



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**Floor Plan**  
Floor area 42.4 m<sup>2</sup> (457 sq.ft.)

**TOTAL: 42.4 m<sup>2</sup> (457 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.co

The inviting entrance hall provides access to all rooms. The generously sized living area is flooded with natural light and offers ample space for seating and furnishings. The fully equipped kitchen features a range of storage units, leek work surfaces and top of the range appliances including a Bosch washing machine, fridge freezer and dishwasher. The south facing bedroom, which is bathed in sunlight in the morning, is a spacious double room with inset wardrobe space, while the bathroom showcases a walk-in shower, wash basin, heated towel rail and WC with tiled walls.

Outside, residents can enjoy well-maintained communal gardens and access to a resident car park. Additionally, the property includes a single garage with a separate lease of 53 years and an annual ground rent of £750.00.

**Tenure: Leasehold**

**Ground Rent: Peppercorn**

**Service Charge: £730.00 pa**

- Sold with no onward chain
- Easy access to M4 Motorway (Junction 7)
- Secure entry phone system
- 0.2 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Off street parking
- Close to local shops
- Excellent transport links
- Single garage (under separate lease)
- 143 lease years remaining

