



**BOWER WAY**  
SLOUGH, SL1 5HD

**£280,000**



**2**



**1**



**2**

**EPC**



**Exclusive Opportunity for Buy-to-Let Investors - Tenant in Situ.**

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

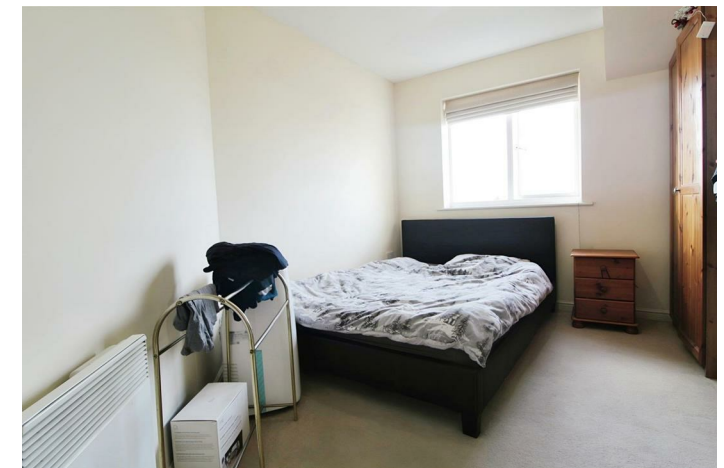
Situated within walking distance of local supermarkets and Cippenham schools, this property offers convenience and accessibility. With a short drive or bus journey to Slough and Maidenhead Town Centres (approximately 5-10 minutes), as well as easy access to the M4 Motorway, Junction 7, commuting and 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 with open access to a well equipped kitchen, two double bedrooms (one with an en-suite), a family bathroom suite, access to 'Juliette' balcony and spacious communal gardens. Additionally, allocated parking is available.

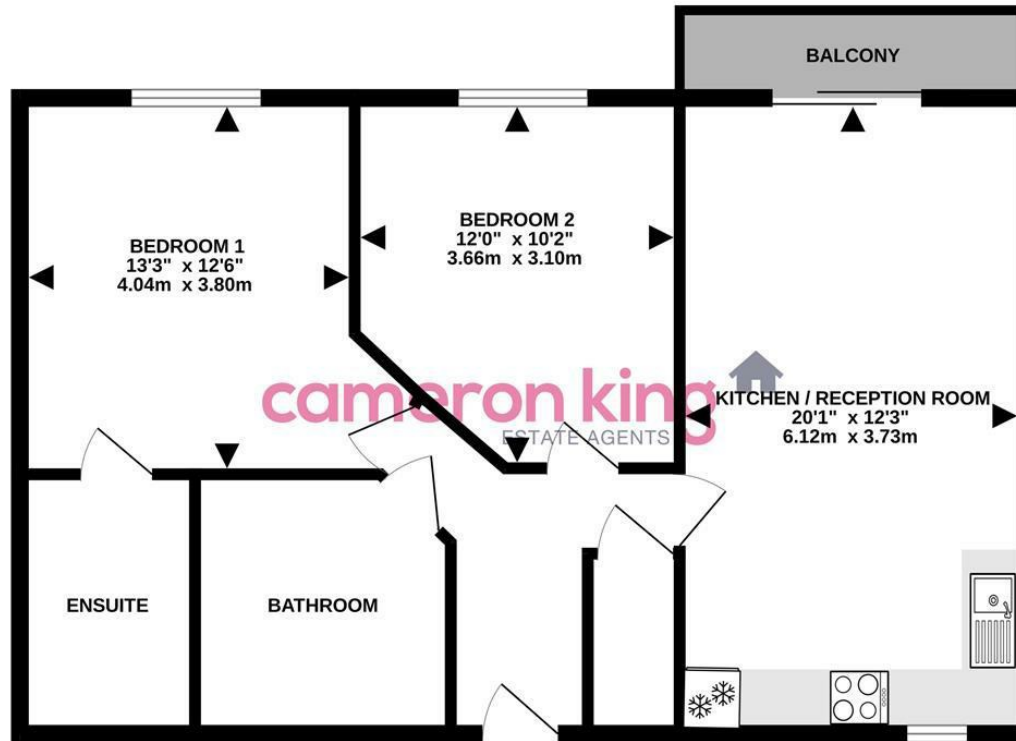
- Landlords Only - Sold with tenants in situ
- 0.4 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Within walking distance of Cippenham School & Burnham Grammar
- East access to M4 Motorway (Junction 7)
- Access to residents off street parking
- Close to local shops
- Excellent transport links
- EPC - TBC

## Situation



null  
Council Tax Band: C  
Available:

GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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