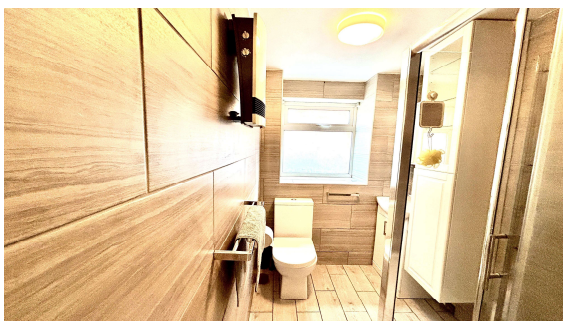


**Malvern Court, Hill Rise, Colnbrook, SL3 8RD**

**£200,000 L/H**

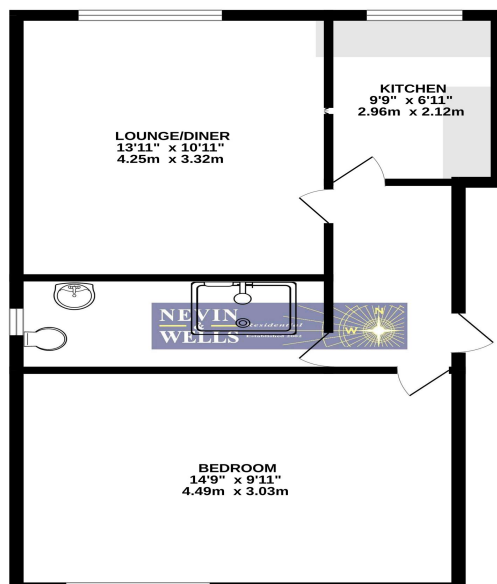


A stunning ground floor apartment with modern kitchen and bathroom, large bedroom with fitted wardrobes, double glazing and limited communal parking. A long lease with this property which offers excellent access to Slough and Heathrow airport. **No onward chain.**

## Malvern Court, Hill Rise, Colnbrook, Berkshire, SL3 8RD

### FLOOR PLAN

GROUND FLOOR

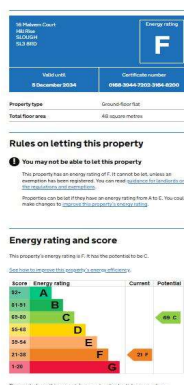


MALVERN COURT, SLOUGH, BERKSHIRE, SL3 8RD

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.  
Made with Measure (2022)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

### EPC



### COUNCIL TAX BAND:

**B** - Slough Borough Council

### LEASE:

125 years from 2017 (awaiting written confirmation)

### SERVICE CHARGE:

£75pcm (awaiting written confirmation)

### GROUND RENT:

£125 per annum (awaiting written confirmation)

### BUILDING INSURANCE:

£340 per annum (awaiting written confirmation)

### VIEWINGS:

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

