



EPC Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



28 Chadwick Road, Slough, Berkshire, SL3 7FU

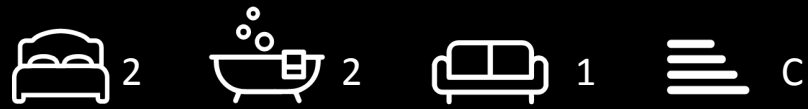
Offers In Excess Of £270,000

- Modern First Floor Apartment
- Two Double Bedrooms
- Gas Central Heating
- 122 Year Lease
- Waterside Grange Development
- Two Bathrooms
- Allocated Parking
- Ideal For First Time Buyers & Investors

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The Flatman Partnership is delighted to present this modern first-floor apartment located on the ever-popular Waterside Grange development, within walking distance of Langley's mainline train station. Presented in excellent condition throughout, the property features offered include tiled entrance hall, living room, open plan fitted kitchen, master bedroom with ensuite shower room, second double bedroom, fully tiled family bathroom, gas central heating, and allocated parking. This apartment is ideal for a first-time buyer or as an investment purchase.

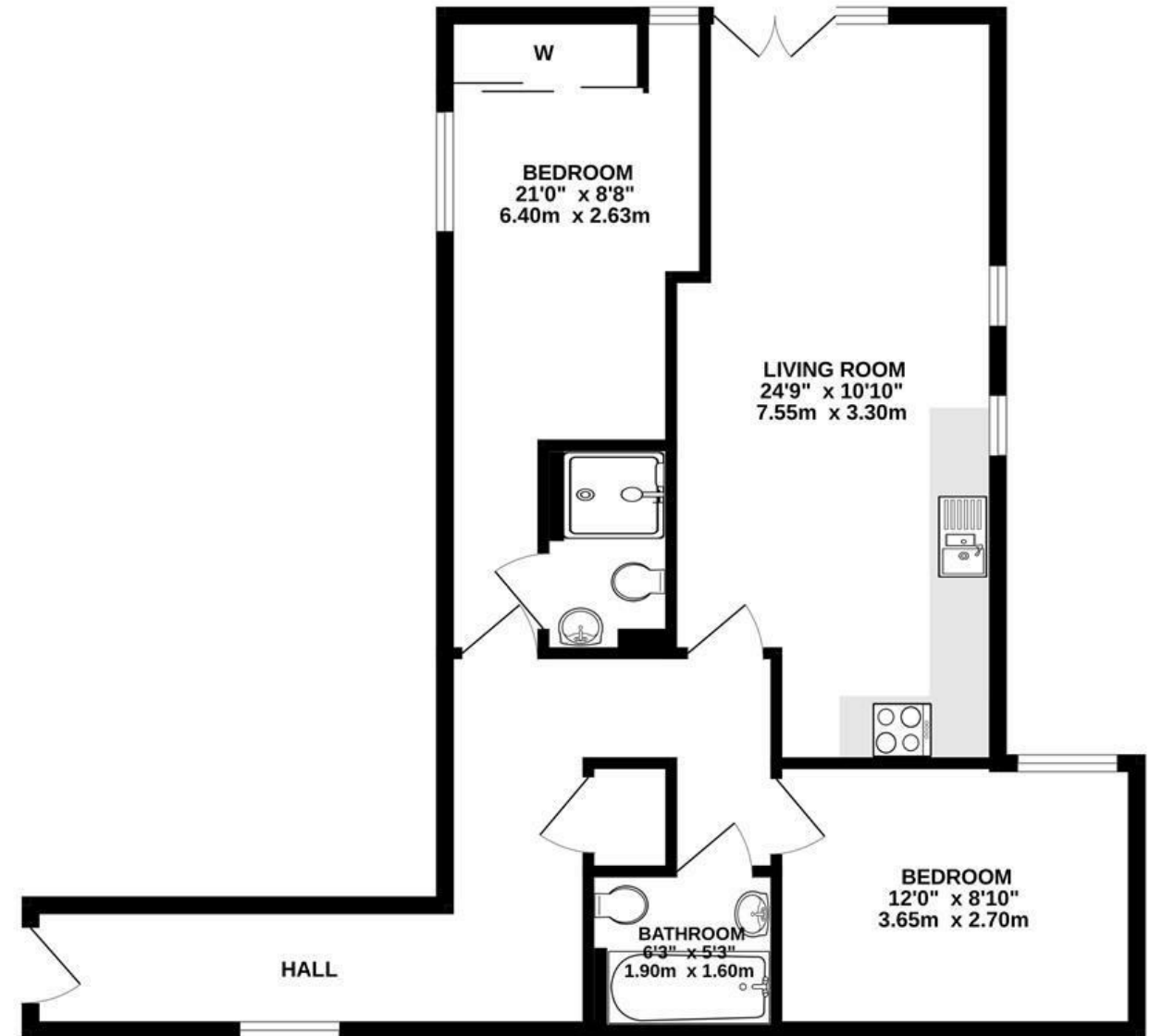
Property Information: Lease remaining is approx. 122 years; service charge is approx. £1900 per annum and ground rent per annum is approx. £365



Council Tax Band: C



GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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