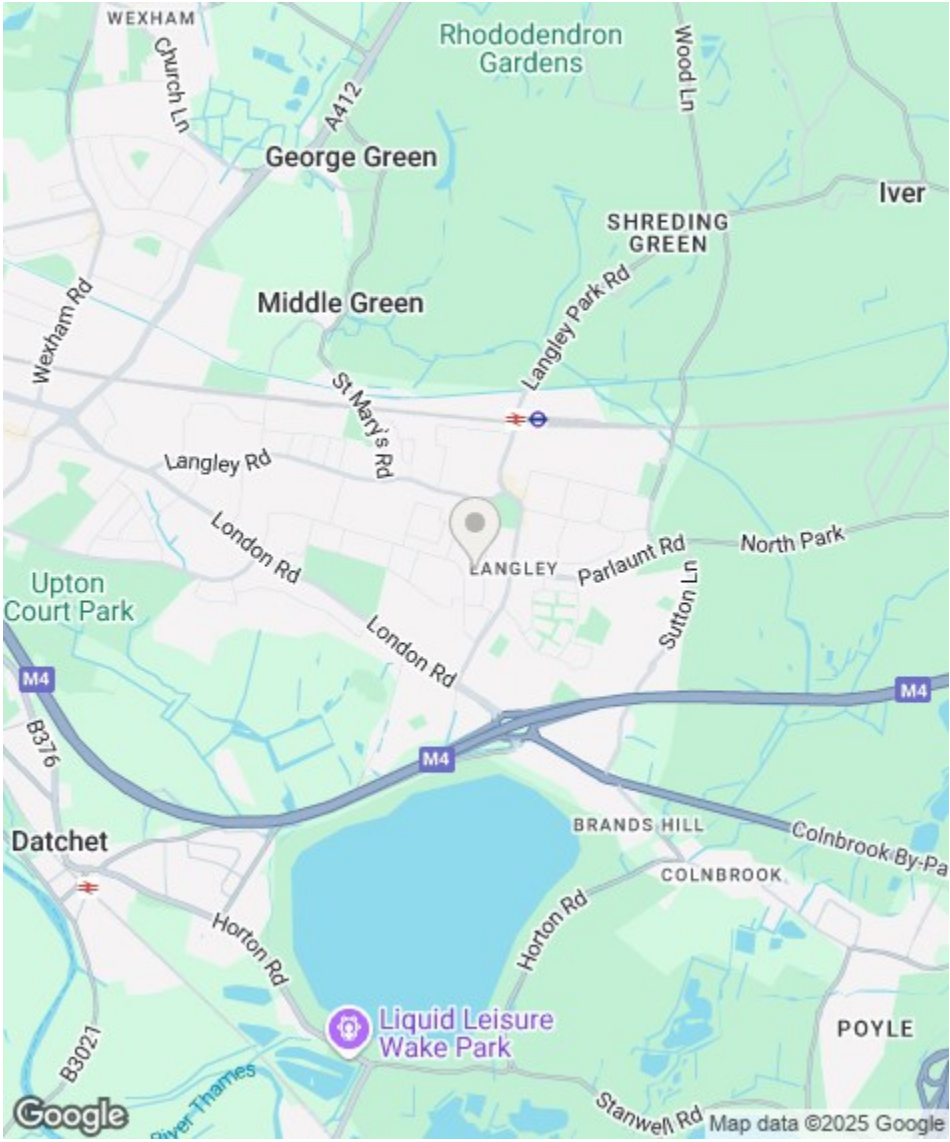




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



21 Morrice Close, Slough, SL3 8NS

Price Guide £195,000

- First Floor Apartment
- Living Room With Balcony
- Private Rear Garden
- Walking Distance to Langley Station (Elizabeth Line)
- Double Bedroom
- Gas Central Heating
- Close to Local Amenties
- No Onward Chain

21 Morrice Close, Slough SL3 8NS

The Flatman Partnership are delighted to present this first-floor one-bedroom apartment situated in the heart of Langley. The property is conveniently located close to a great range of local amenities as well as excellent commuter links, including Langley Train Station (Elizabeth Line), M4 & M25 Motorway Networks, and easy access to Terminal 5 Heathrow Airport.

The apartment features an entrance hall, a spacious living room with a balcony, a separate kitchen, a double bedroom, and a bathroom. Further benefits include gas central heating and a private rear garden to enjoy in the summer. With no onward chain, this property is suitable for investors, first-time buyers, or those looking to downsize.

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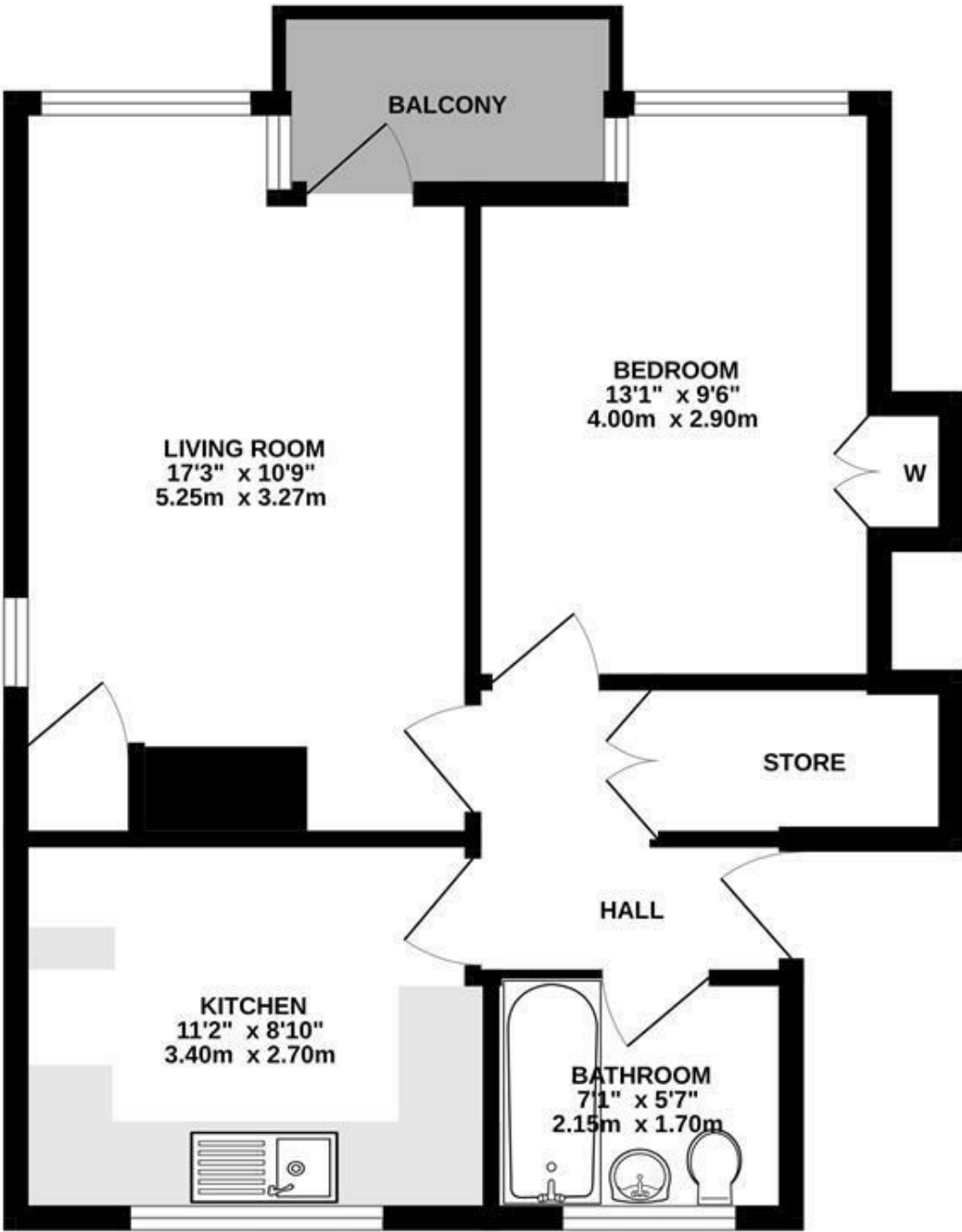
 1

 D

Council Tax Band: B



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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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