

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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	



447 Maplin Park, Slough, SL3 8YG

Price Guide £235,000

- First Floor 2 Bedroom Apartment
- Share of Freehold
- No Ground Rent & Service Charge Per Annum is £916
- Walking Distance of Elizabeth Line
- Access to Local Amenities & Ofsted Rated Schools
- Ever Popular Maplin Park Development
- 963 Year Lease
- Ideal for Investors & First Time Buyers
- Located for M4 & M25 Motorway Networks
- Allocated Parking

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The Flatman Partnership are delighted to bring to the market this attractive two-bedroom first-floor apartment, Share of Freehold. Located in the ever-popular Maplin Park development within walking distance of Langley Train Station (Elizabeth Line) and Langley Village, benefiting from all local amenities on offer. Fantastic access to local schools and the M4/M25 motorway networks, making the property ideal for investors and first-time buyers alike.

The property boasts an entrance hall leading onto the living room, fitted kitchen, two bedrooms, and three-piece family bathroom - the property benefits from a 963-year lease and no ground rent. Externally, further features include CCTV, maintained communal grounds, a security entry phone system, and allocated parking, with ample additional visitor parking.

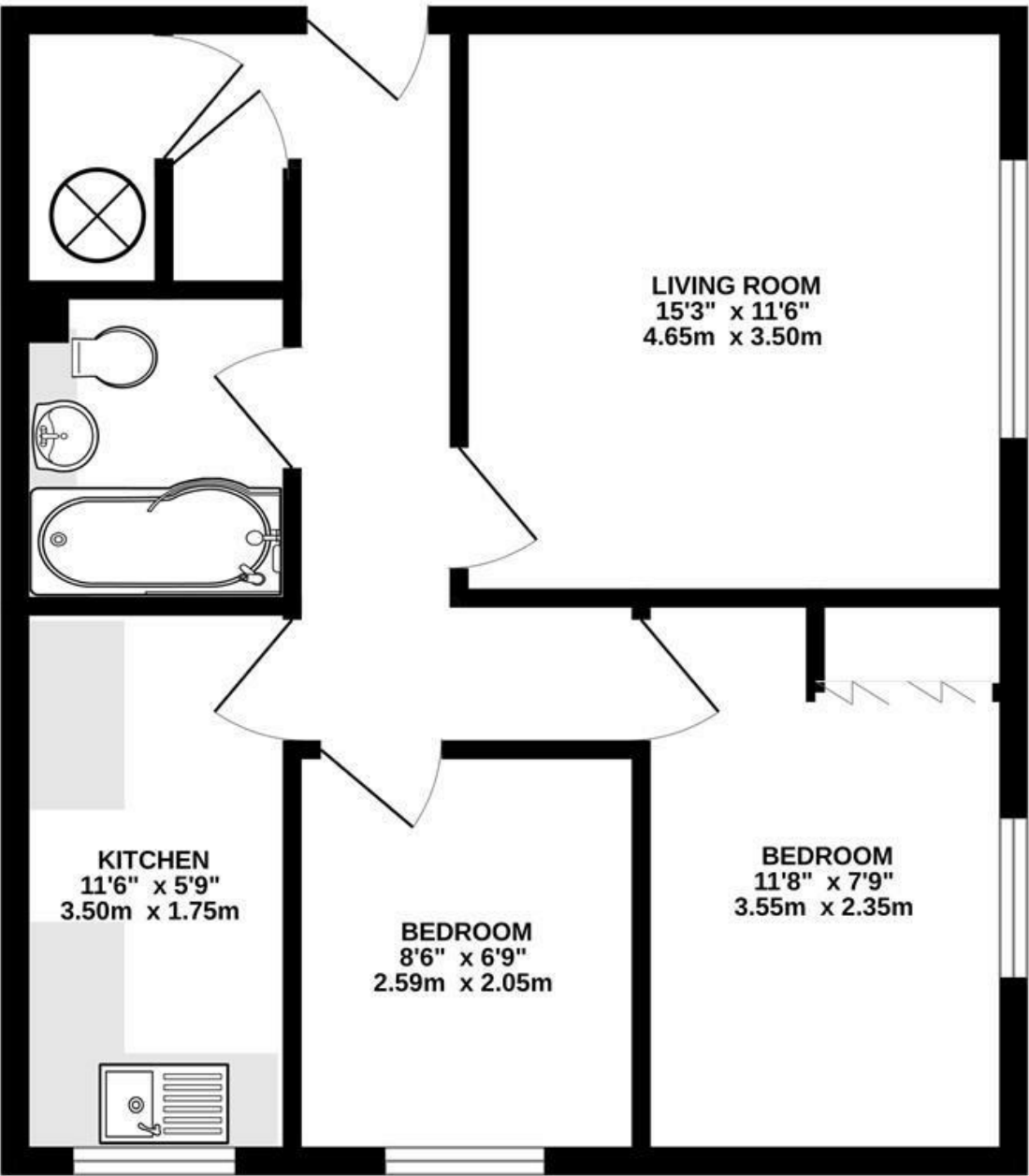
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 C

Council Tax Band: C



TOTAL FLOOR AREA : 488 sq.ft. (45.3 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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