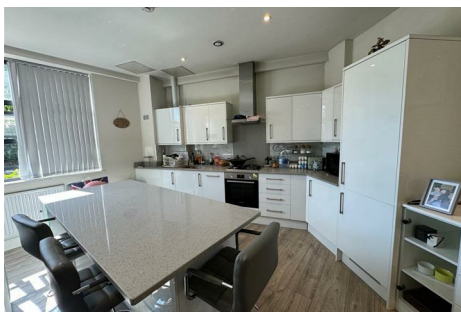




# Parkfields

Estates



## Heron Drive , Slough, SL3 8FA

Welcome to this charming ground floor apartment located on Heron Drive in the lovely town of Langley. This delightful property boasts a spacious 863 sq ft of living space, perfect for those seeking a cosy yet comfortable home.

Upon entering, you are greeted by a warm and inviting reception room, ideal for relaxing or entertaining guests. The apartment features two cosy bedrooms, offering a peaceful retreat after a long day. With a well-maintained bathroom, you can unwind and rejuvenate in style.

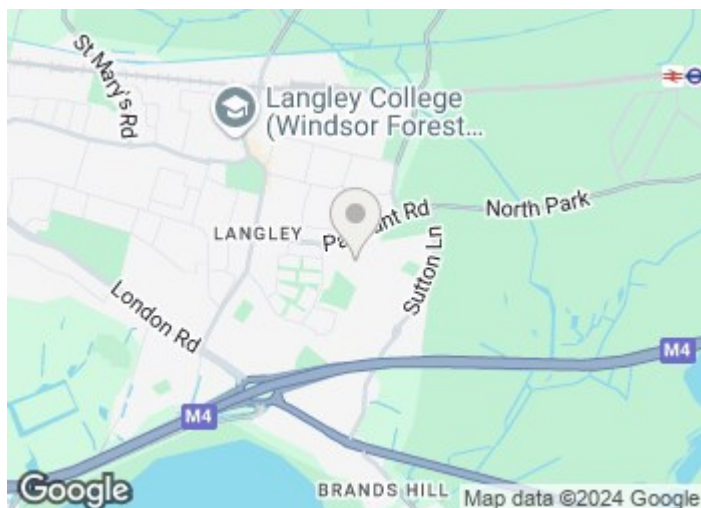
One of the standout features of this property is its impressive 996-year lease, providing long-term security and peace of mind to the lucky new owner. Situated within walking distance to Langley Station, commuting is a breeze, making this apartment an excellent choice for professionals or commuters.

Offers Over £350,000

# 30 Hurricane Court Heron Drive , Slough, SL3 8FA



- 996 YEAR LEASE
- TWO BEDROOMS
- GOOD ORDER THROUGHOUT
- HIGH STREET WITHIN WALKING DISTANCE
- GROUND FLOOR
- OPEN PLAN KITCHEN / LOUNGE
- NO ONWARD CHAIN
- MODERN DEVELOPMENT
- PARKING AREA
- LANGLEY STATION NEARBY



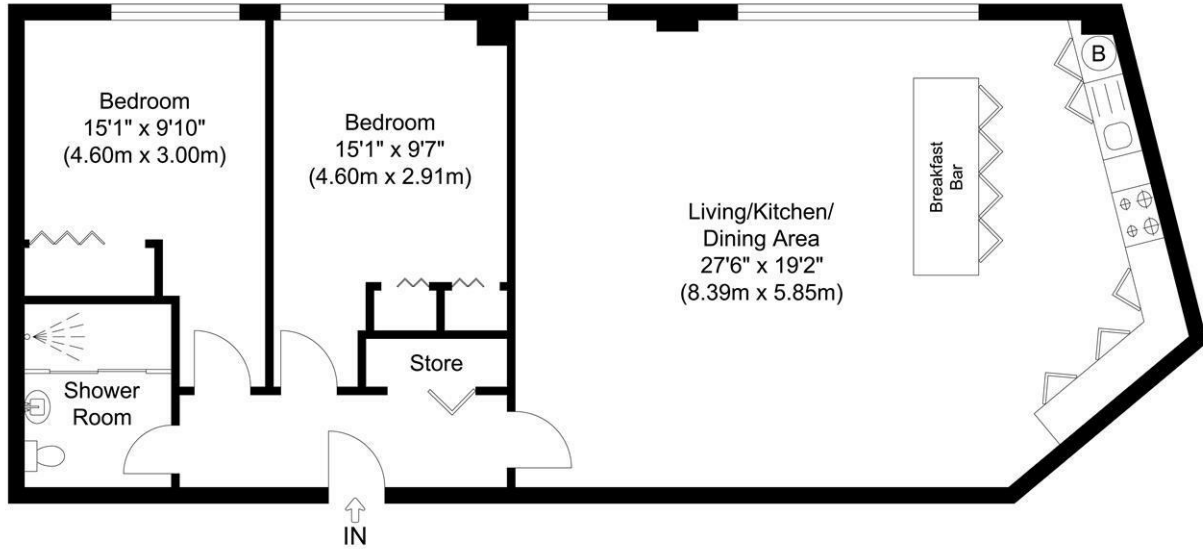
Directions







# Floor Plan



Total Gross Internal Area  
863.05 Sq. ft.  
(80.18 Sq. m)



Ground Floor, Hurricane Court, Heron Drive, Slough, SL3

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	