



# MASONS COURT

## SLOUGH, SL1 5ES

# £265,000

Nestled within the serene confines of Masons Court on Masons Road in Cippenham, Slough, this immaculate two-bedroom flat offers a perfect blend of modern living and convenience. Situated in a quiet gated development, this purpose-built residence is ideal for those seeking a peaceful yet accessible lifestyle.

Upon entering, you will be greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertainment. The flat boasts two generously sized bedrooms, ensuring ample space for rest and personalisation. The modern design



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throughout the property enhances its appeal, making it a delightful place to call home.

One of the standout features of this property is its allocated parking space, a rare find in such a desirable location. The automated entrance gates add an extra layer of security and privacy, allowing residents to enjoy their surroundings without concern.

Conveniently located just 0.5 miles from Burnham Rail Station, which is part of the future Crossrail development, commuting to London and beyond will be a breeze. Families will appreciate the proximity to Cippenham Primary School and Cippenham Nursery, both within a ten-minute walk, making school runs effortless.

For those who require easy access to major roadways, the M4 Motorway (Junction 7) is just a short drive away, providing excellent transport links for both work and leisure.

Whether you are a first-time buyer, a young family, or an investor, this flat presents an exceptional opportunity to secure a modern home in a sought-after area. Do not miss the chance to view this splendid property.

- TWO DOUBLE BEDROOMS
- WITHIN 10 YEAR WARRANTY
- GAS CENTRAL HEATING
- LOCATED IN PRIVATE GATED DEVELOPMENT
- EASY ACCESS TO M4 MOTORWAY (JUNCTION 7)
- 0.4 MILES FROM BURNHAM RAIL STATION (PART OF FUTURE CROSSRAIL)
- WITHIN A 10 MINUTE WALK OF CIPPENHAM PRIMARY AND WESTGATE SCHOOLS
- EPC RATING - C
- 109 LEASE YEARS REMAINING
- £207.54 SERVICE CHARGE PER MONTH

## Tenure

## Entrance

## Hallway

## Living Room

14'8" x 10'11'0"

## Kitchen

6'8" x 5'9" (2.03 x 1.75)

## Bedroom One

13'8" x 10'11'0"

## Bedroom Two

11'8" x 10'7" (3.56 x 3.23)

## Bathroom

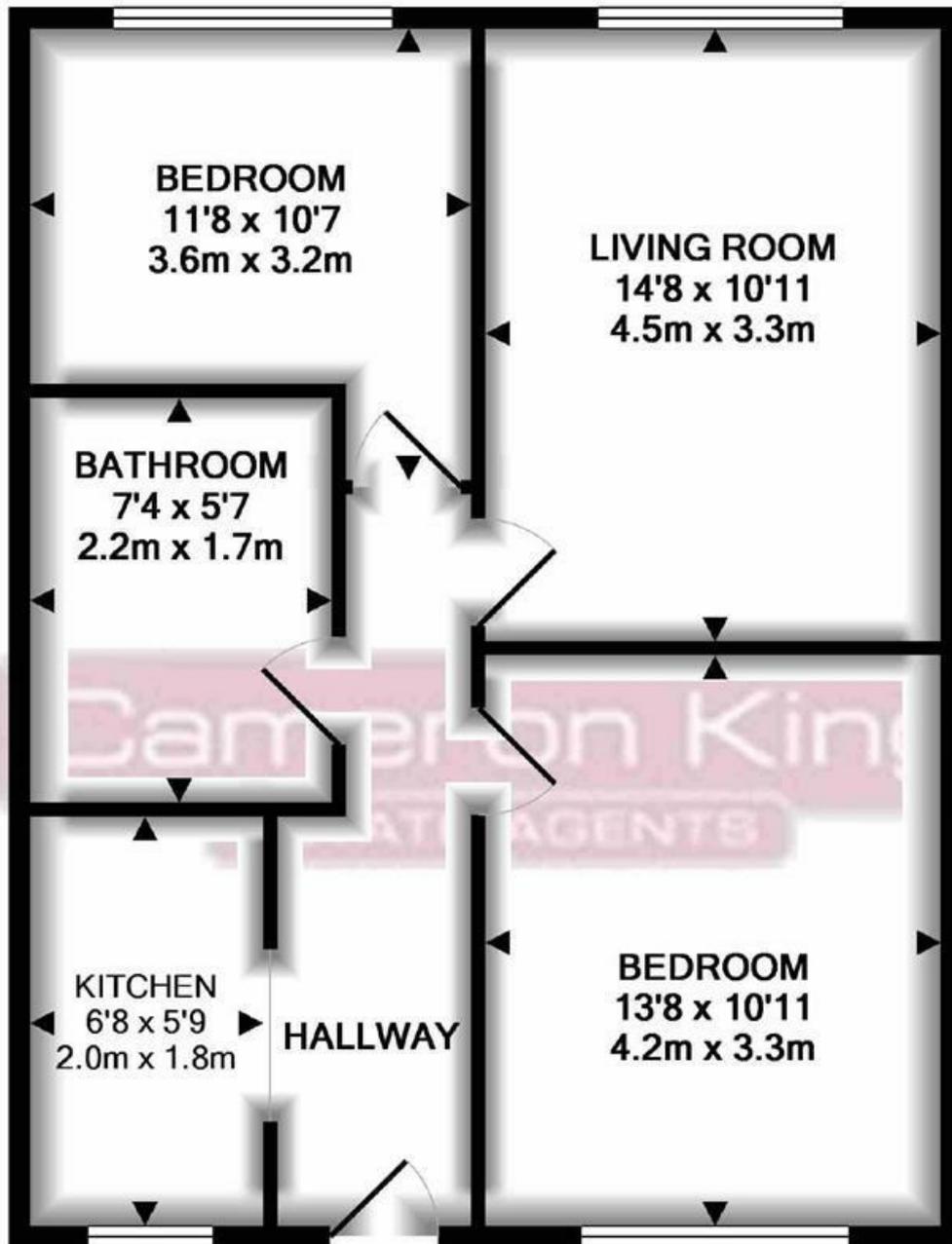
## Outside of Property

## Parking

## Mortgage Advice

## Directions





TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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