

## Flat 9, Blake House Bishops Road, , Slough, , SL1 1FG



**Guide Price £300,000**

- |  |                             |
|--|-----------------------------|
| <b>First Floor Flat</b>                        | • <b>2 Bedrooms</b>         |
| <b>Ensuite Shower room</b>                     | • <b>Family Shower room</b> |
| <b>Living room opening to Kitchen</b>          | • <b>Balcony</b>            |
| <b>Walking distance of shops &amp; station</b> | • <b>Lift service</b>       |
| <b>Allocated Parking</b>                       | • <b>No onward chain</b>    |



Found on:

 

Member of:



**Langhams Estate Agents**

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Langhams are delighted to present this contemporary 2 Bedroom first floor apartment with allocated parking. Just a short walk away from Slough High Street and Slough Train Station (Elizabeth Line). The property comprises of an open plan living area with kitchen and integrated appliances, master bedroom with built-in wardrobe and en-suite shower room, double bedroom with built in wardrobes and family shower room. Property benefits include lift access, intercom entry system, balcony and furnished to a reasonable standard throughout. No onward chain.



# Energy performance certificate (EPC)

Flat 9 Blake House Bishops Road SLOUGH SL1 1FG	Energy rating <b>C</b>
Valid until <b>9 November 2027</b>	Certificate number <b>8623-7939-5699-9450-2992</b>

## Property type

Mid-floor flat

## Total floor area

78 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

To view this property please contact Langhams Estate Agents

**Tel: 01753 550 775**

**Email: sales@langhamsproperty.com**

Tenure: Leasehold

Council Tax Band: C

EPC Rating: C

Property Ref: LEA03816

All negotiations for this purchase must be made through Langhams Estate Agents.

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**THE PROPERTY MISDESCRIPTIONS ACT 1991** Langhams Estate Agents has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor, and it is in the buyers interest to check the working condition of any appliances. References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and do not constitute part or all of an offer or contract. Any measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to the property.