



- ONE Bedroom Apartment
- Close To Slough Station
- Close To Herschel Park
- Electric Heating
- TWO Parking Spaces

- No Oward Chain
- Modern Open Plan Kitchen
- UPVC Double Glazing
- Video Entryphone System
- EPC Rating D

A well presented ONE bedroom second floor apartment perfectly located within the quiet and popular development of Upton Park, situated in the heart of Slough town centre. With no onward chain, this is the ideal purchase for first time buyers and investors.

Just a short walk to Slough Mainline Station (Main Paddington Line and Crossrail Station - 14 minutes into London, 46 minutes to Canary Wharf) and a short drive to Junction 6 of the M4 motorway. Heathrow airport can be accessed easily via the M4, also offering easy connections into Central London and the Home Counties via M40/M25 motorway network.

The property is located adjacent to the beautiful and private Upton Park - a hidden gem in Slough, brilliant for walks and exercise. Key features include a living room with an open plan and recently fitted kitchen, a modern bathroom with an overhead shower, a bedroom with fitted wardrobes, electric heating, recent UPVC double glazing, a security video entry phone system and parking to the front for TWO cars (residents permits required).

Viewings are strictly by appointment only.

Price: Guide Price £175,000

Tenure: Leasehold

Lease: Lease Term 125 years from 1 March 1998

Years Remaining: 98 Approx

Service Charge & Insurance: £1200 PA

Service Charge Review: Annually

Ground Rent: £175 PA

Ground Review: 1st March 2123

Local Authority: Slough

Council Tax Band: B

Broadband type: Upto: Ultrafast 1800 Mbps d/l 220 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE- Likely Limited

Three- Likely Likely

O2- Likely Limited

Vodafone- Likely Likely

*Please note all dimensions and descriptions are to be used

as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures from Ofcom.



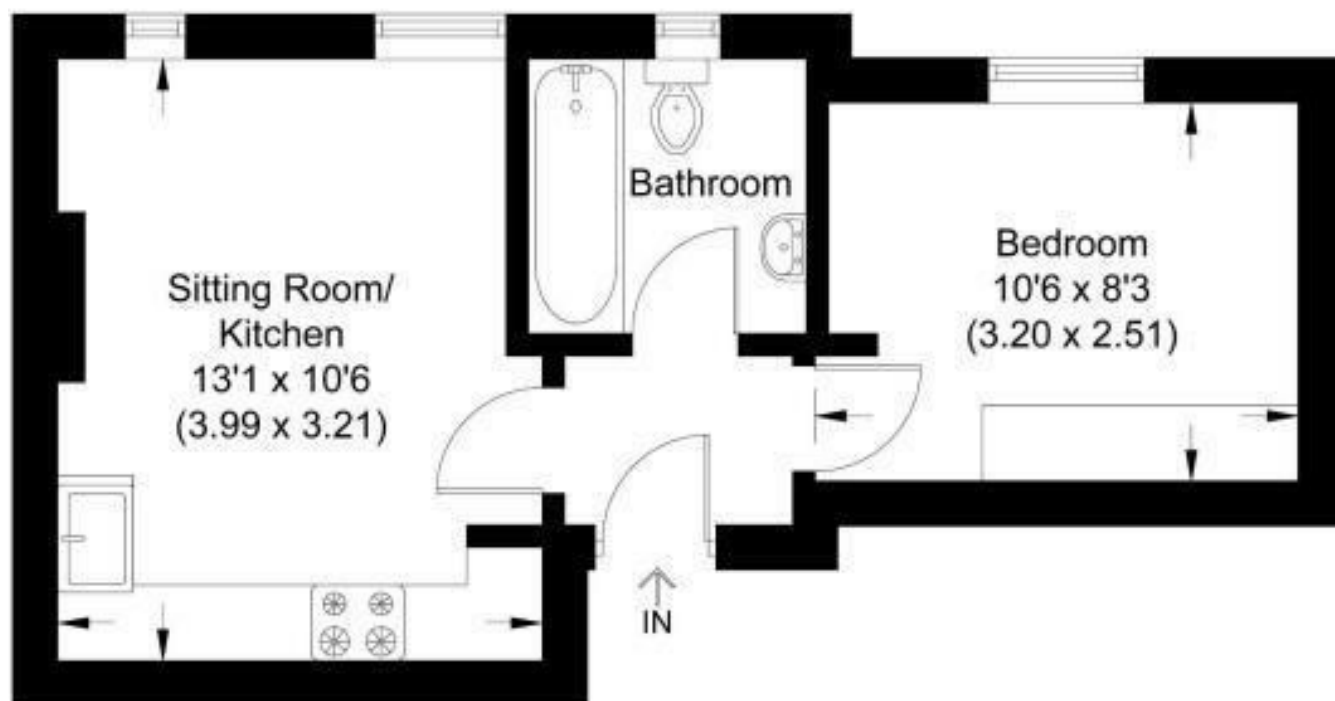


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

Upton Park

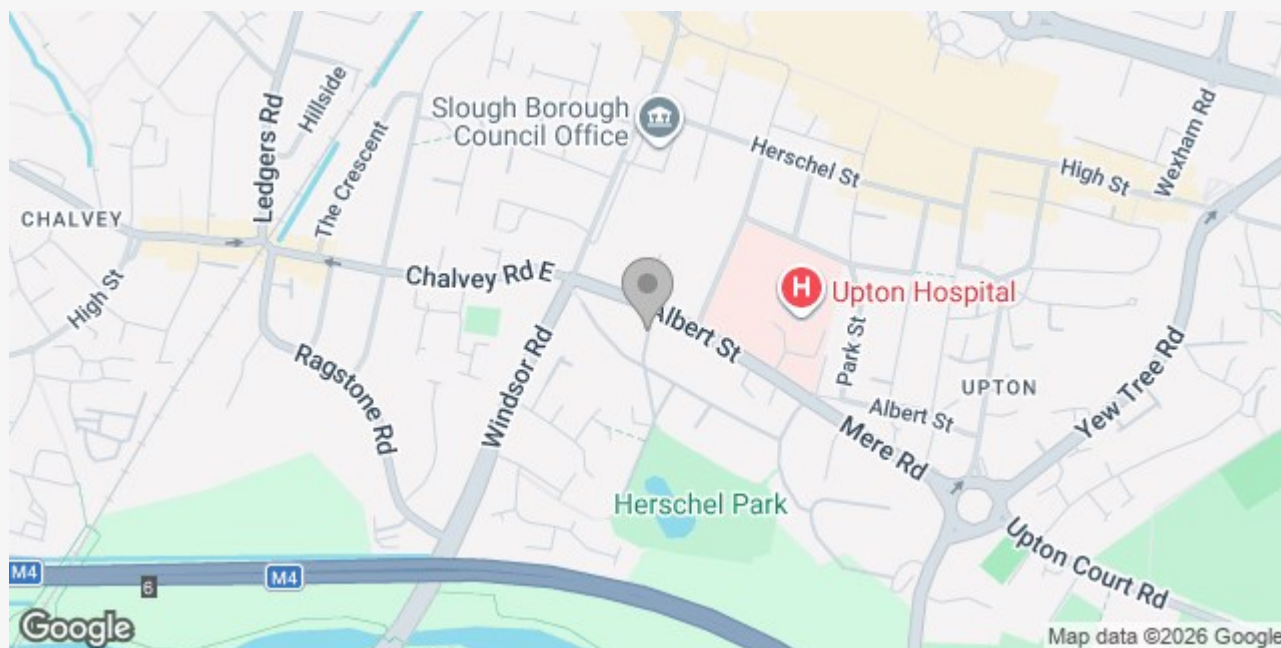
Approximate Gross Internal Area 26.37 sq m / 283.84 sq ft



Second Floor

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

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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