



## EATON AVENUE SLOUGH, SL1 6EZ

Nestled in a tranquil gated development on the border of Cippenham and Taplow, this charming two-bedroom flat on Eaton Avenue offers a delightful living experience. Built in 2000, this purpose-built residence spans an area of 478 square feet and is situated on the third floor, providing a peaceful retreat away from the hustle and bustle.

# £265,000



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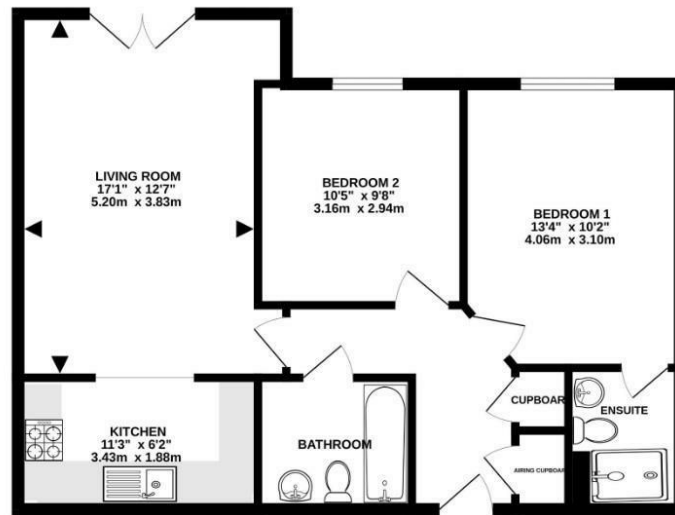
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Upon entering, you will find an open-plan living, dining, and kitchen area that is both inviting and functional. The fitted kitchen units provide ample storage and workspace, making it perfect for those who enjoy cooking and entertaining. The living area features a lovely Juliette balcony, allowing natural light to flood the space and offering a pleasant view of the surrounding area.

The flat comprises two well-appointed bedrooms, with the master bedroom benefiting from an en-suite shower room, ensuring convenience and privacy. A second bathroom serves the rest of the flat, making it ideal for families or guests.

With a long lease of 136 years remaining, this property is a sound investment. The location is particularly advantageous, being close to the M4 Motorway Junction 7, which provides excellent transport links for commuters. Additionally, local amenities are within easy reach, enhancing the convenience of daily living.

This well-presented flat is perfect for first-time buyers, small families, or those looking to downsize. With its modern features and prime location, it offers a wonderful opportunity to enjoy comfortable living in a sought-after area.

- Two Double Bedrooms
- Spacious Modern Apartment
- Allocated Underground Parking
- Easy Access to M4 Motorway (Junction 7)
- Two Bathrooms including En-Suite to Master Bedroom
- No Onward Chain
- Great for First Time Buyers or Investors
- 136 Years Lease Remaining



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