



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Flat 9, 61 Upton Park, Slough, Berkshire, SL1 2GD

Guide Price £170,000

- One-Bedroom, Second-Floor Apartment
- Beautifully Refurbished Throughout With Brand-New Kitchen & Appliances
- Double Bedroom with Built-In Storage
- Electric Storage Heaters & Megaflo Water Tank
- Short Walk to Herschel Park
- No Onward Chain & 98 Year Lease
- Brand-New Flooring & Double Glazing Throughout
- Stunning Upton Park Development
- Secure Entry Phone System & Ample Off-Street Parking
- Walking Distance to Slough Station's Elizabeth Line

# Flat 9, 61 Upton Park, Slough SL1 2GD

The Flatman Partnership are pleased to present this beautifully refurbished one-bedroom, second-floor apartment situated within the impressive and characterful Upton Park development - a stunning period building offering a unique alternative to modern apartment living. Offered with no onward chain.

Recently renovated throughout, the property is presented in excellent condition and comprises a bright lounge, a brand-new fitted kitchen with new appliances and white goods, a generous double bedroom with built-in storage, and a modern three-piece bathroom. Further benefits include brand-new flooring throughout, electric storage heaters, Megaflow water tank, double glazing and a secure entry phone system.

Outside, the development benefits from ample off-street parking set within attractive, well-maintained grounds. Just a short stroll away lies the beautiful Herschel Park - ideal for morning walks and outdoor recreation.

Within walking distance of Slough Mainline Station (Elizabeth Line) and Slough town centre, this apartment offers exceptional convenience for commuters alongside easy access to a wide range of local amenities.

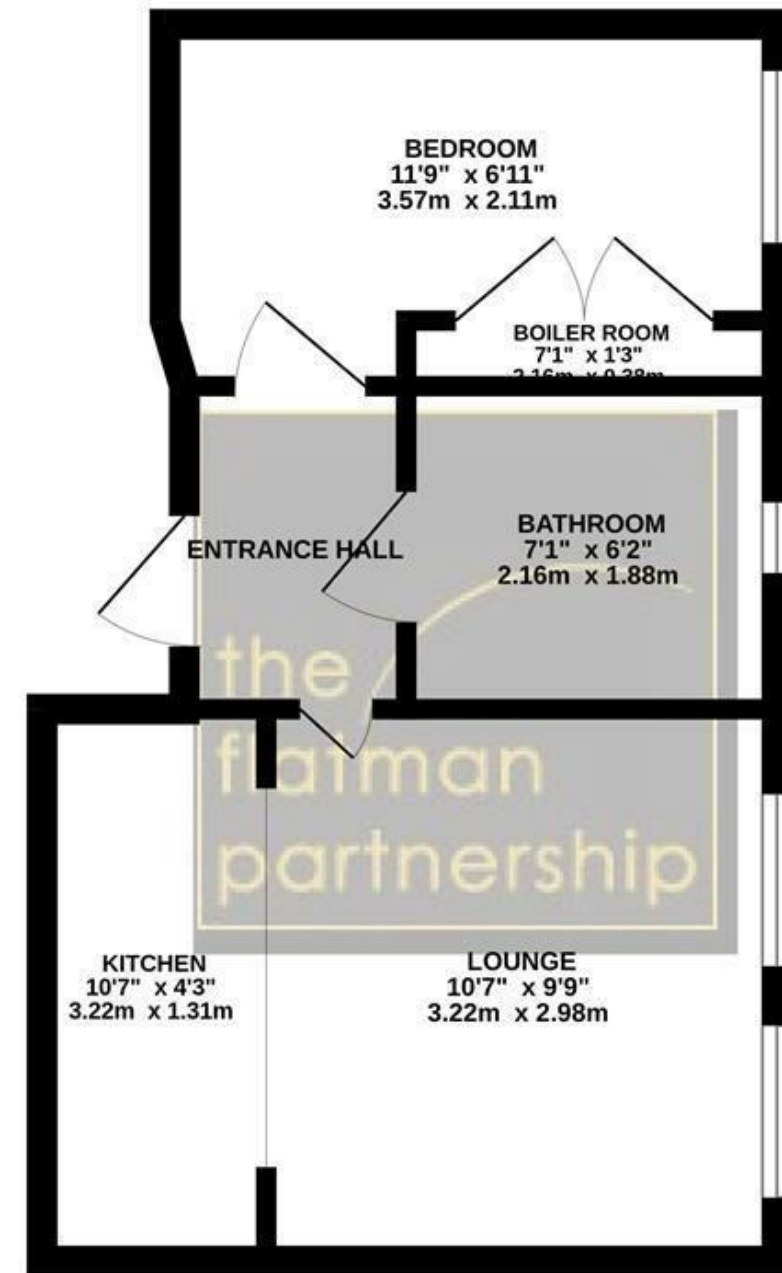
An ideal opportunity for first-time buyers and investors alike.



Council Tax Band: B



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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