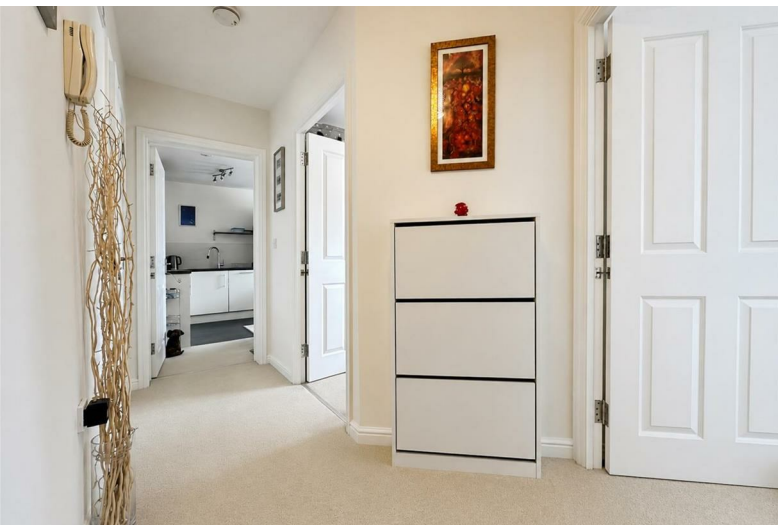




## BOWER WAY SLOUGH, SL1 5HD

Welcome to this beautifully maintained two-bedroom flat located on Bower Way, Slough. Thoughtfully decorated and updated throughout 2024, this impressive home offers modern living in a peaceful and highly convenient location.

Upon entering, you are welcomed into a spacious reception room filled with natural light, featuring a charming Juliette balcony overlooking the garden. This

# £255,000



2



1



2

EPC C

Approximate Gross Internal Area 683 sq ft - 63 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



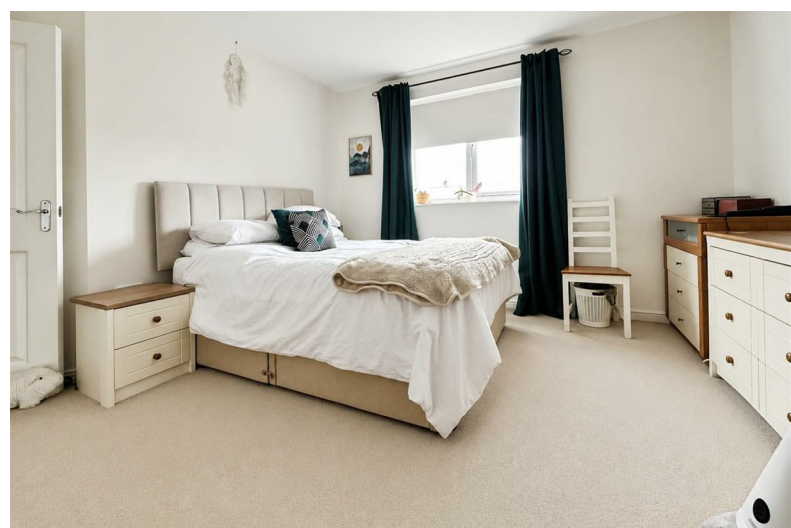
creates the perfect setting to relax and enjoy the stunning sunset views. The property boasts two well-proportioned bedrooms and two bathrooms, offering both comfort and practicality for families, professionals, or first-time buyers.

The flat is of brick-built construction, providing durability and excellent sound insulation, contributing to the property's notably quiet atmosphere with no disturbance from nearby roads. Residents also benefit from excellent water pressure throughout, a useful utility cupboard, and a fitted dishwasher, making day-to-day living effortless.

Security and convenience are key features of this development, with a fob-operated gated entrance and an allocated parking space that can be conveniently seen from the living room window. The property is also equipped with high-speed fibre broadband, ideal for home working, streaming, and modern lifestyles.

Location is another major advantage. The property is situated just 50 metres from Cippenham Infant and Junior School, making it an excellent choice for families. For commuters and professionals, Slough Trading Estate is located less than one mile away, providing easy access to one of Europe's largest business parks and a wide range of employment opportunities.

- Easy access to M4 Motorway (Junction 7)
- First Floor Apartment
- 1.1 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Security Gated community Fob Operated with allocated parking
- Fast Fibre Wifi
- Utility cupboard Integrated Dishwasher
- Walking distance to local amenities
- 179 Years remaining on lease
- Juliette balcony



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