

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



13 Parlaunt Road, Slough, SL3 8BD

Price Guide £210,000

- First floor flat requiring full modernisation
- Lounge with patio doors and Juliette balcony
- Gas central heating
- Access to communal rear garden
- Excellent transport links - Elizabeth line at Langley station
- Two bedrooms (one double with wardrobe, one single)
- Separate kitchen
- EPC rating C
- No onward chain
- Ideal project or investment opportunity

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Offered to the market with no onward chain, this two-bedroom first-floor flat presents an excellent opportunity for buyers seeking a project property or investors looking to add value in a well-connected Langley location.

The property requires full modernisation throughout and is priced accordingly, offering genuine scope for the incoming owner to transform it to their own specification. The flat benefits from a solid layout across 536 sq ft, with a separate lounge featuring patio doors leading to a Juliette balcony, a kitchen, bathroom, one double bedroom with fitted wardrobe space, and a further single bedroom. The flat also benefits from an impressive EPC rating of C and gas central heating - two features increasingly valued by both owner-occupiers and landlords alike.

Externally, the property has access to a communal rear garden area and is positioned within easy reach of Langley town centre, local amenities, and excellent transport links, including Langley train station with Elizabeth line services into London.

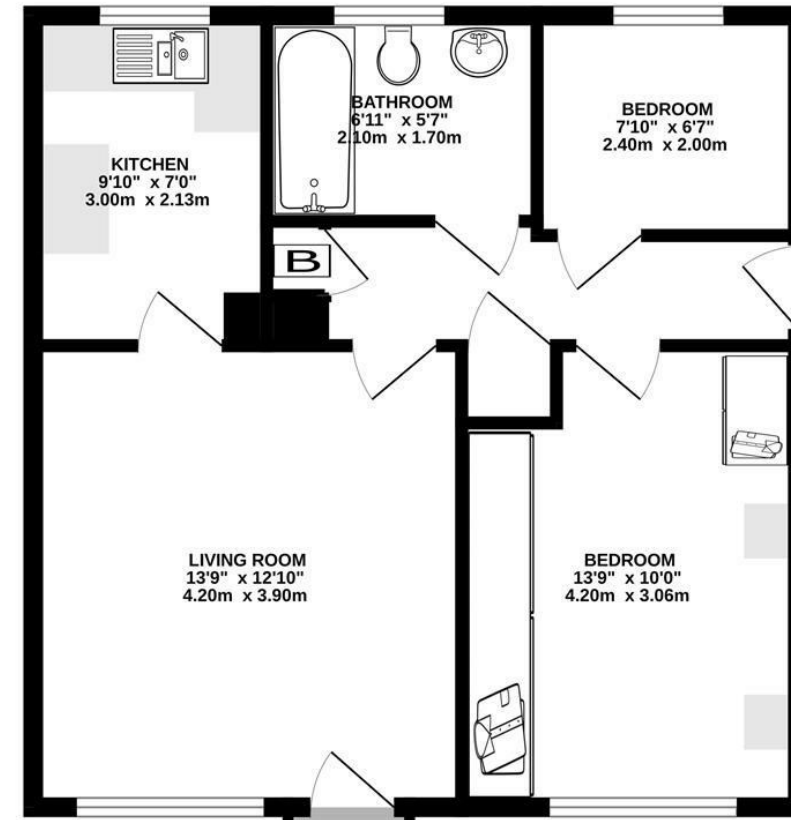
Early viewing is recommended for those with the vision to realise this property's full potential.



Council Tax Band: B



536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 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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