



### 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>		
(55-68) <b>D</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	

## The Wareham, Plot 183 Drayton Court Montem Lane, Slough, Berkshire, SL1 2QG Price Guide £350,000

- Two Bedroom 1st Floor Apartment
- Sleek Fitted Kitchen with Integrated Oven, Hob & Cooker Hood
- Master Bedroom With En-Suite Shower Room
- Slough Station under a Mile & Easy Access to Local Amenities
- Ground Rent - Peppercorn; Estate Management Charge - £67pa; Service Charge - £1409pa
- New Montem Square Development by Bellway Homes
- Open Plan Kitchen, Living, and Dining Area
- Modern family Bathroom
- 999 Year Lease
- \*Images Are For Marketing Purposes Only\*

# Plot 183 Drayton Court Montem Lane, Slough SL1 2QG

The Flatman Partnership are delighted to present this stunning two-bedroom first-floor apartment within the highly sought-after Montem Square development by Bellway Homes — a beautifully designed new-build community in the heart of Slough.

The Wareham is a beautifully specified apartment centred around a bright and contemporary open-plan kitchen, living and dining space, finished with herringbone-effect flooring, integrated appliances including oven, hob and cooker hood, and sleek fitted cabinetry. Two generously sized double bedrooms are both well-proportioned and stylishly presented. The master bedroom benefits from an en-suite shower room with full tiling, while a second modern bathroom with bath completes the accommodation. A utility cupboard and additional storage further enhance the practical layout.

Montem Square has been designed with community, quality and energy efficiency in mind, with all homes built to a high specification throughout.

Slough town centre, Queensmere Observatory Shopping Centre, Salt Hill Park and the local Ice Arena are all within easy reach. For commuters, Slough Station is under a mile away with direct services to London Paddington in as little as 18 minutes and Elizabeth Line access, while the M4, M25 and Heathrow Airport are all approximately 15 minutes away.



Council Tax Band: New Build

