94 Arborfield Close, Slough, SL1 2JW







Guide Price £250,000

2 Bedrooms	• **Bathroom**
17ft Living room	• **14ft Kitchen**
Double glazed	• **Garage**
Walking distance of shops and station	• **No through road location**
Immediately available	• **No onward chain**







Found on:
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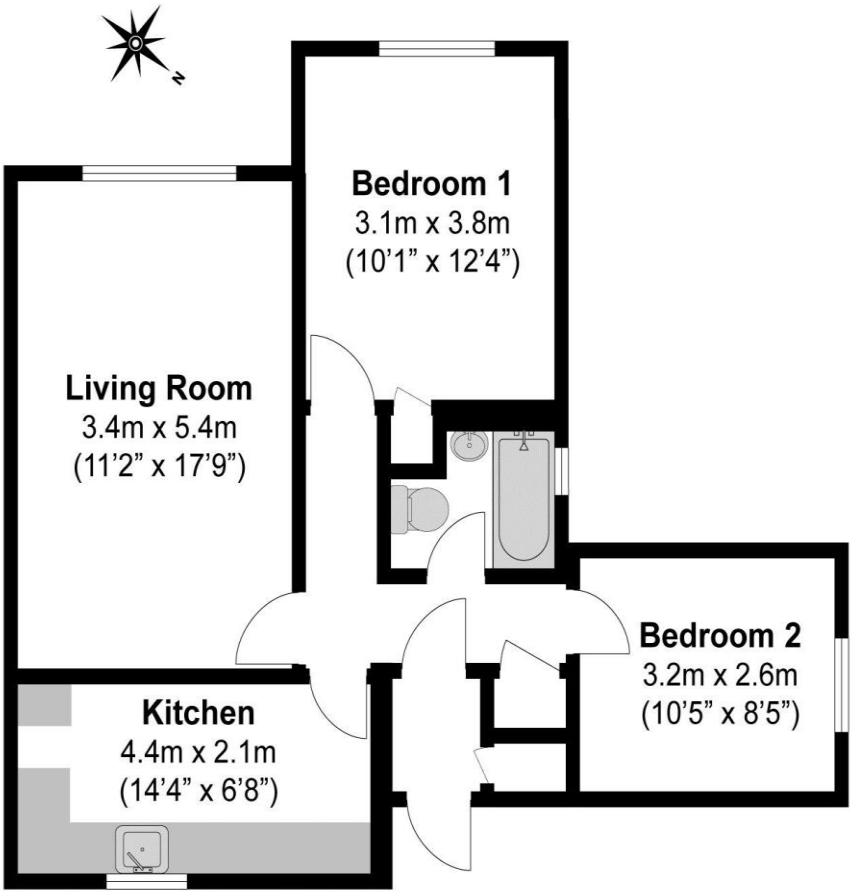
Langhams Estate Agents
52 High Street Slough Berkshire SL1 1EL
t: 01753 550775 **e:** info@langhamsproperty.com **www.langhamsproperty.com**

Langhams Partnership Ltd Registered in England & Wales Company Number 08966738 Registered Office: As above

Langhams are pleased to offer For Sale this well maintained 2 Bedroom third floor flat. The property is conveniently located within a no through road. 17ft Living room and 14ft Kitchen. Walking distance of shops and station)Elizabeth Line to London Paddington). The motorway network is easily accessible as is London Heathrow. Double glazed. Garage. Immediately available.



Total Approximate Floor Area
667 Square feet
62 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

To view this property please contact Langhams Estate Agents

Tel: 01753 550 775
Email: sales@langhamsproperty.com

Tenure: Leasehold
Council Tax Band: C
EPC Rating: E

Property Ref: LEA03999

All negotiations for this purchase must be made through Langhams Estate Agents.
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 Langhams Estate Agents has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor, and it is in the buyers interest to check the working condition of any appliances. References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and do not constitute part or all of an offer or contract. Any measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to the property.