



## 1 Tyndale Mews

, Slough, SL1 9LD

£244,950



Well presented throughout is this spacious 2 double bedroom ground floor flat, located on a small modern development which would be ideal for first time/investment purchase. On entering the property the hall way provides access to all rooms, the spacious 16' x 12' lounge takes you to the fitted open plan kitchen, there are 2 double bedrooms and modern re-fitted bathroom suite. The flat benefits from electric storage heating, UPVC double glazing, 1 allocated parking space and enclosed communal gardens.

Internal viewings highly recommended.

### TENURE

104 Years Remaining

Ground Rent:- £150.00per annum

Service Charges/Building Insurance:- £880.00 per annum



### Entrance Hall

Security entry phone system, doors to lounge, bathroom, bedroom 1 & 2 and electric storage heater.

### Lounge 16'4" x 12'2" (5.0 x 3.73)

Two front aspect double glazed windows, electric storage heater, laminate flooring, leading through to kitchen.

### Kitchen Area 7'2" x 6'2" (2.20 x 1.89)

Side aspect double glazed window, eye and base level units with rolled edge work surfaces and tile splash back. Stainless steel sink unit, electric oven and hob, integrated washer/dryer, space for dish washer and laminate flooring.

### Bathroom 6'9" x 5'11" (2.08 x 1.81)

Panelled bath with shower attachment and screen, vanity sink unit, low level WC and electric wall heater.

### Bedroom 1 12'7" x 9'3" (3.85 x 2.82)

Rear aspect double glazed window, built in wardrobes, cupboard housing hot water tank and electric wall mounted heater.

### Bedroom 2 11'10" x 10'8" (3.62 x 3.26)

Rear aspect double glazed window and electric wall mounted heater.

### Parking

1 allocated parking space

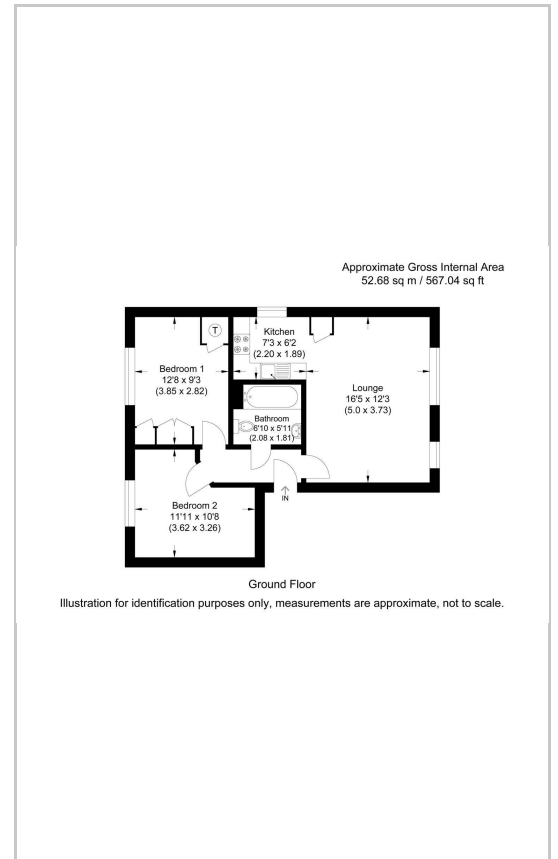
### Communal Gardens

Panel enclosed with seating and grassy surround.

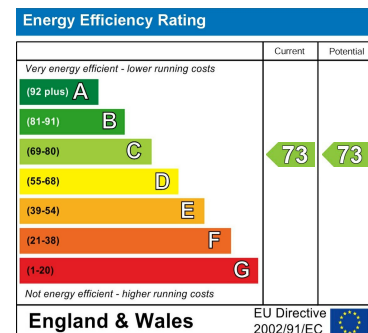
### Area Map



### Floor Plans



### Energy Efficiency Graph



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