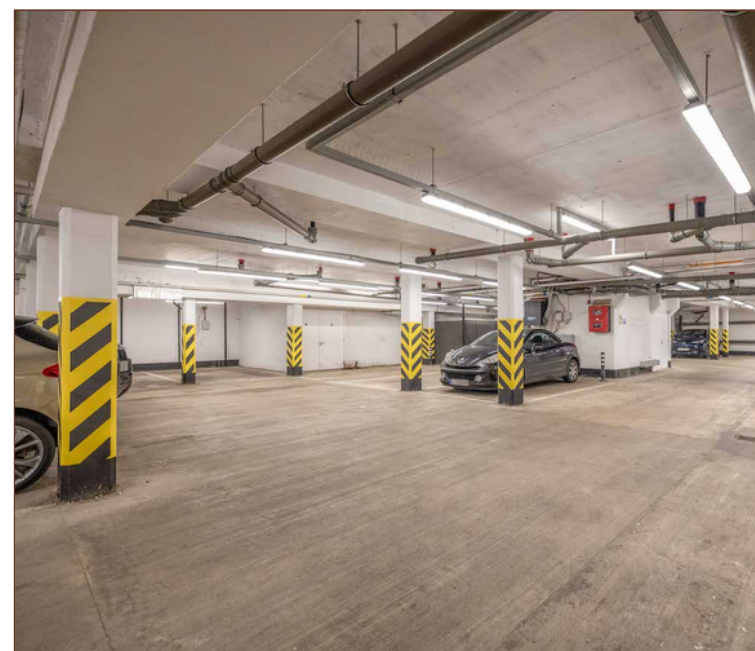
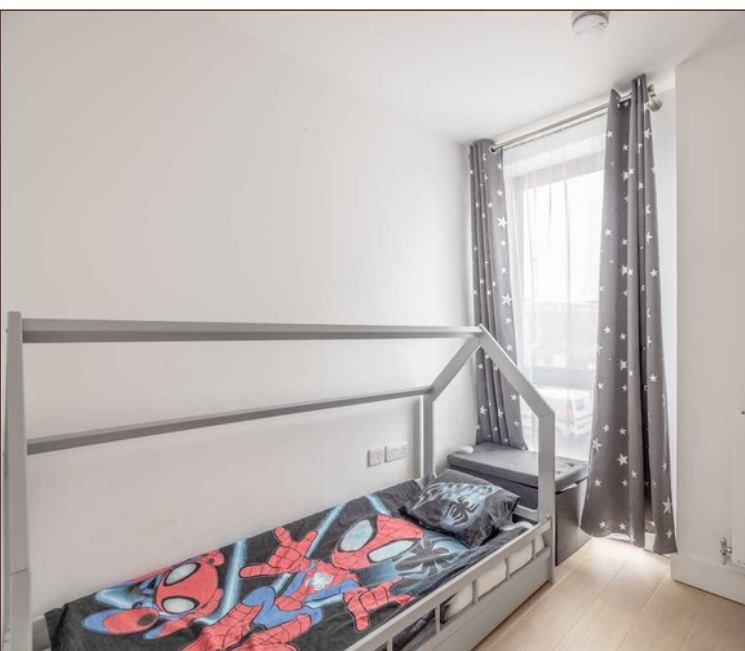
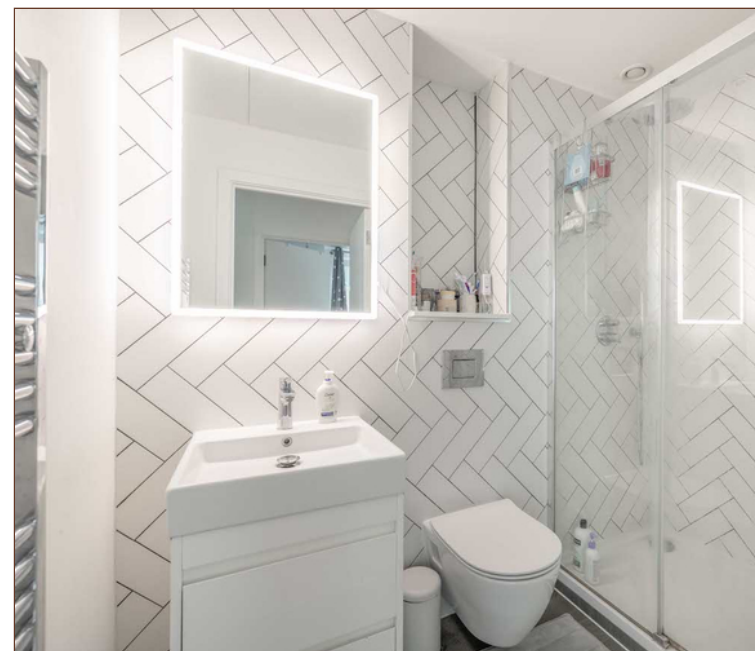
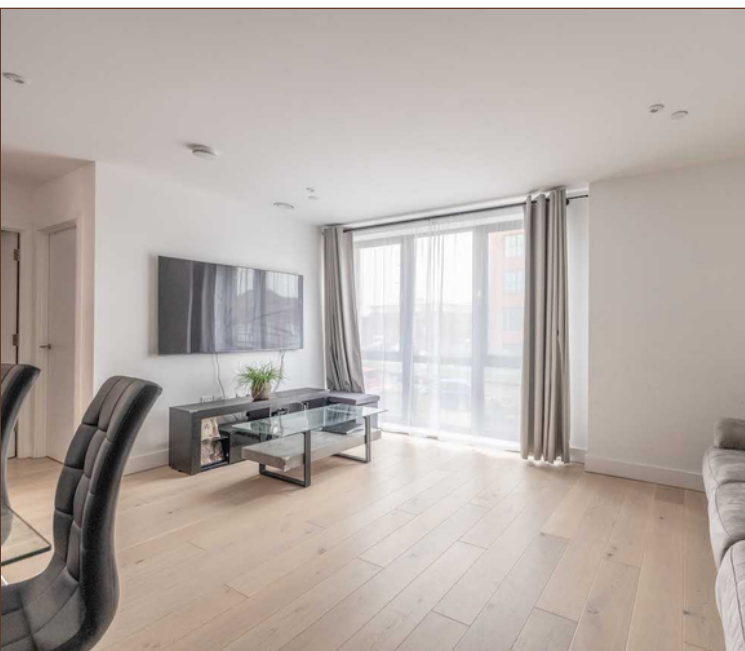
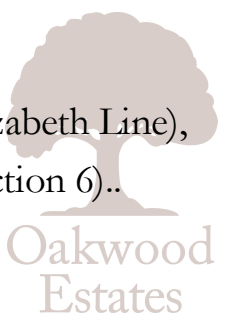




Park House is a contemporary development ideally located in the heart of Slough, offering a true “new build” feel throughout both the communal areas and the apartment itself. Residents enter via a secure communal entrance with a phone entry system, and the building benefits from lift access to all floors for added convenience.

The apartment is beautifully presented and requires no work, making it an ideal purchase for first-time buyers or investors alike. Internally, the property features two bedrooms, including a generous principal bedroom and a second, smaller bedroom, ideal as a guest room, home office, or nursery. There is also a stylish and modern family bathroom, along with a bright open-plan living, kitchen, and dining area, perfect for both relaxing and entertaining. Additional benefits include secure underground allocated parking.

The development is superbly positioned just 0.5 miles from Slough Station (Elizabeth Line), providing excellent transport links, and is also within easy reach of the M4 (Junction 6)..



Property Information

-  SECURE GATED PARKING
-  TWO BEDROOMS
-  ELEVATOR IN THE BUILDING
-  SHORT WALK TO THE HIGH STREET
-  LESS THAN 10 YEARS OLD
-  150 YEAR LEASE
-  IMMACULATE CONDITION THROUGHOUT
-  0.5 MILES TO SLOUGH STATION
(ELIZABETH LINE)
-  EASY ACCESS TO M4 JUNCTION 6
-  CLOSE TO ALL LOCAL AMENITIES
-  PEPPERCORN GROUND RENT

					
x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location
Park House is conveniently situated in the town of Slough and with access to Slough train station which is located within a short walk of the property. Everyday amenities can be found at The Town Centre, Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. The National Trust property, Cliveden House, also located in Taplow has over 300 acres of woodlands and gardens leading down to the River Thames.

Communication links in the area are excellent with rail connections to London (Paddington) from Slough. The area also benefits from Crossrail (Elizabeth Line) which is now up and running, giving direct and fast journey times from Slough station to London’s West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

Transport Links
NEAREST STATIONS:
Slough (0.5 miles)
Langley (2.4 miles)

Windsor & Eton Riverside (1.8 miles) (South Western Railway)

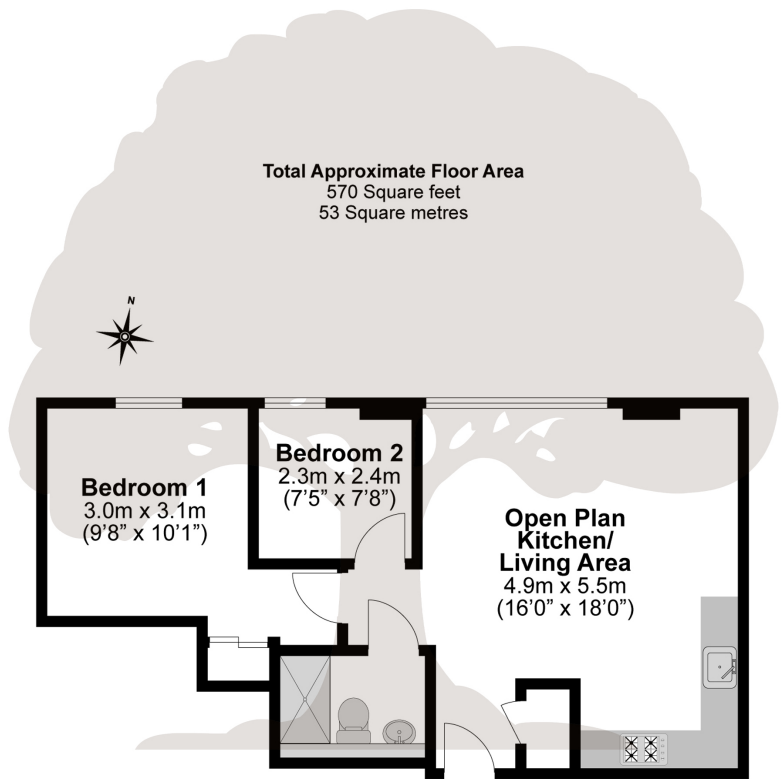
The M4 (jct 6) is an easy commute, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Slough. Elizabeth Line stations of Slough and Langley are easily accessible plus Direct train lines into London Waterloo are available from Windsor & Eton Riverside station.

Lease Information
From information provided to us via the current owners we understand the lease information to be as below:

- Current Remaining Lease Length - 150 years
- Service Charge - £2056.18 Per Annum
- Peppercorn Ground Rent

Council Tax
Band C

Floor Plan



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

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

