



A beautifully presented two-bedroom purpose-built apartment situated in this much sought after development built by Shanley Homes. The property is conveniently located to the High Street and mainline railway station and has Hershel and Lascelles Parks on its doorstep. For river activities and picturesque walks Jubilee River is within 10 minutes' walk whilst Eton and Windsor can be reached in leisurely walk within 30 minutes.

The contemporary accommodation has a free-flowing feel with its spacious living room with a private balcony, well equipped kitchen with integrated appliances, en - suite to master bedroom, gas central heating to radiators and a secure gated allocated parking space. For residents and guests lift service is provided.

The apartment makes a perfect first buy and would also appeal to investors alike. Internal viewings are highly recommended



Property Information

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PURPOSE BUILT TWO-BEDROOM APARTMENT
- 

OPEN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- 

GAS CENTRAL HEATING
- 

GATED SECURE PARKING
- 

LIVING ROOM WITH PRIVATE BALCONY
- 

EN - SUITE TO MASTER BEDROOM
- 

TOWN CENTRE LOCATION
- 

LIFT SERVICE

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

Local Transport

Buses: Slough has a good local bus network, with live bus information available through Traveline. Slough Borough Council also provides a local bus map and route information.

Train: Slough railway station is the main station. It is served by GWR and the Elizabeth line, giving direct connections towards London, Heathrow, Reading and Maidenhead.

Elizabeth line: Slough station currently has Elizabeth line services towards Reading and Maidenhead, with onward connections into London.

Local Schools

primary schools

Saint Mary's Church of England Primary School — Yew Tree Road, SL1 2AR — about 0.9 km away.

Grove Academy — Ladbroke Road, SL1 2SR — an all-through primary/secondary school, very close to the area.

Willow Primary School — Fernside, SL2 5FF.

Western House Academy — Richards Way, Cippenham, SL1 5TJ.

Claycots Primary School — Monksfield Way, SL2 1QX.

Secondary schools

Slough and Eton Church of England Business & Enterprise College — Ragstone Road, SL1 2PU — approximately 400 m from SL1 2JL, making it the closest secondary school.

Grove Academy — Ladbroke Road, SL1 2SR.

Eden Girls' School, Slough — Bath Road, SL1 4AA.

St. Joseph's Catholic High School, Slough — Shaggy Calf Lane, SL2 5HW.

Lynch Hill Enterprise Academy — Stoke Road, SL2 5AY.

Baylis Court School — Gloucester Avenue, SL1 3AH.

Council Tax

Band C

Floor Plan

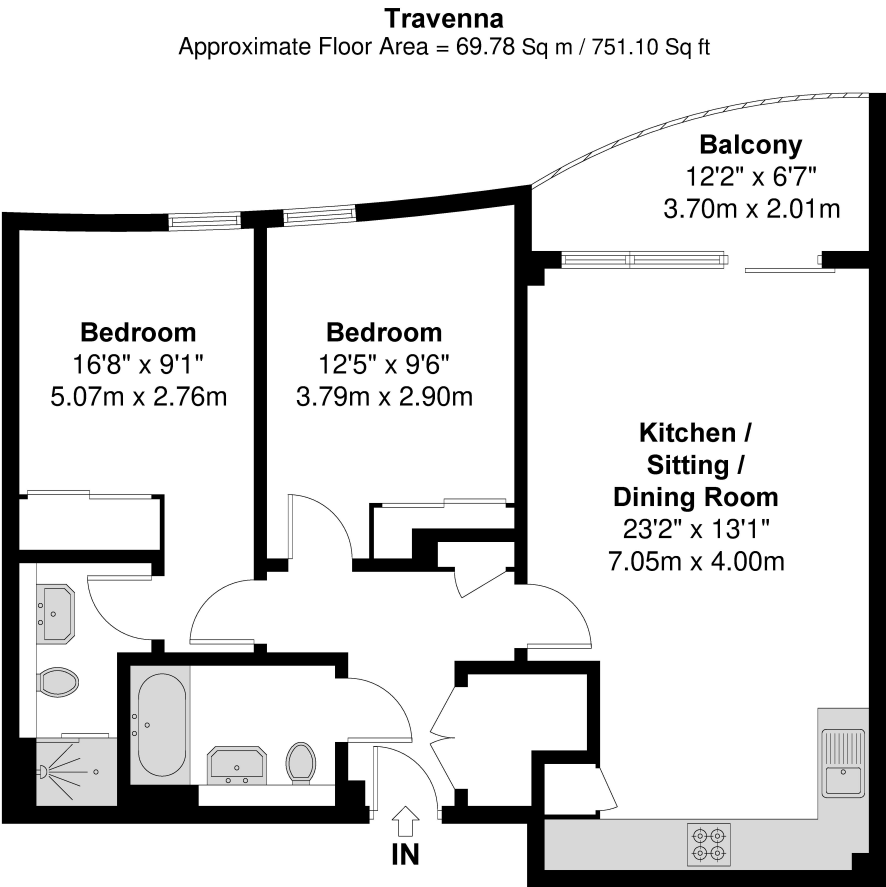


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		