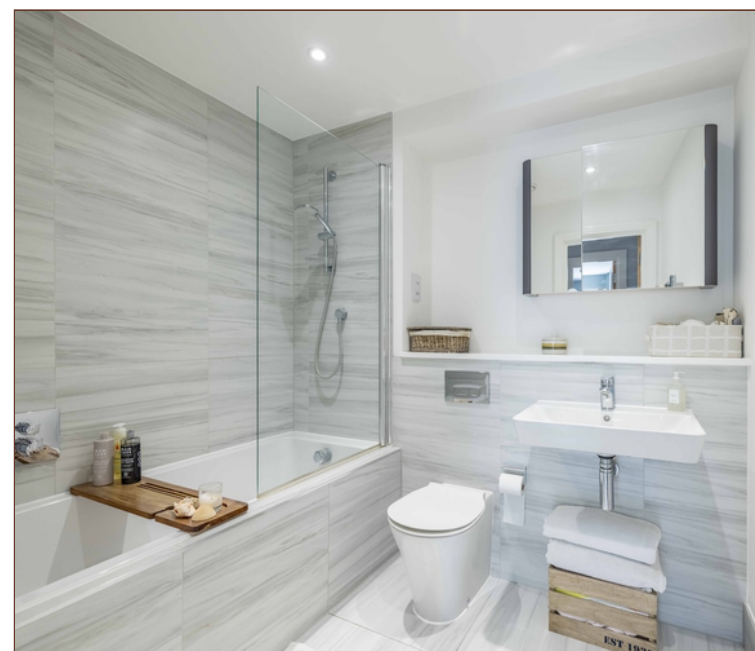
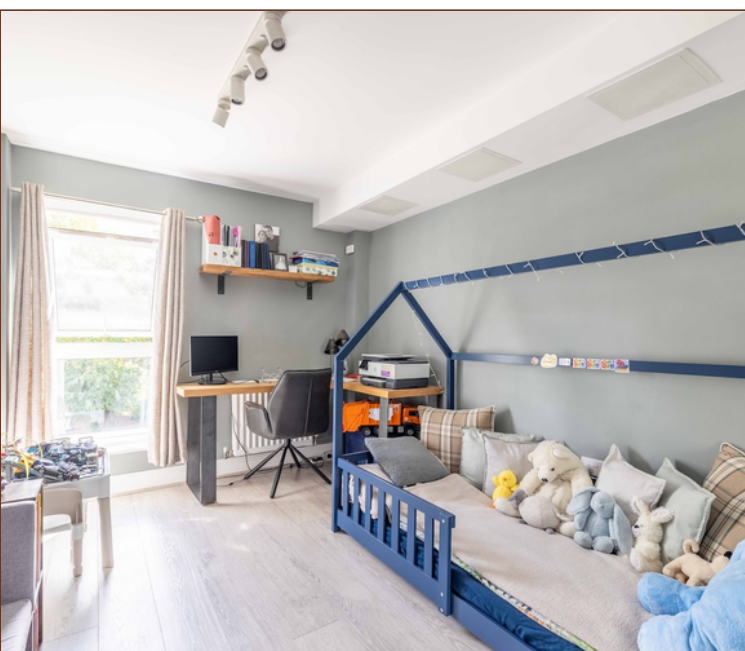




The “show home” condition is offered on this superb two-bedroom purpose-built apartment, situated on the third floor of this highly sought-after development, conveniently located close to the High Street and mainline railway station. With the Elizabeth Line providing fast and convenient trains into London, the property is ideal for commuters. The apartment has a contemporary feel, offering spacious and free-flowing accommodation, including a generous lounge with rear views and a private balcony, a master bedroom with en-suite, and a modern fitted kitchen with integrated appliances. The property also benefits from secure parking. The historic towns of Windsor and Eton, with their excellent selection of shops, bars, restaurants and tea rooms, are approximately a 30-minute walk away, while a local bus stop is conveniently located on the doorstep. Maidenhead and Beaconsfield are also within easy driving distance, and excellent road connections are provided by the nearby M4, M25 and M40. The apartment is also ideally positioned for picturesque walks along the Jubilee River and is surrounded by Herschel, Upton and Lascelles Parks. Viewings are highly recommended to fully appreciate this excellent apartment and its desirable location.



Property Information

- 

THIRD FLOOR PURPOSE BUILT APARTMENT
- 

TWO BATHROOMS - MASTER EN-SUITE
- 

OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
- 

SECURE PARKING SPACE
- 

SOUGHT AFTER LOCATION
- 

TWO BEDROOMS
- 

SPACIOUS LOUNGE WITH PRIVATE BALCONY
- 

GAS CENTRAL HEATING
- 

CLOSE TO HIGH STREET / ELIZABETH LINE STATION

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

Lease Details

Lease - 116 years

Ground Rent - £ 325 per annum

Service Charge - £ 2000 Approx per annum

Local Schools

Primary
Saint Mary's Church of England Primary School — Yew Tree Road, about 0.4 miles away. Ages 4–11.
Thames Valley Community Infant School — The Green, about 0.5 miles away.
Grove Academy — Ladbroke Road, about 0.5 miles away. It is an all-through school for ages 4–15.
Montem Academy — Chalvey Grove, about 0.7 miles away.
Secondary
Slough and Eton Church of England Business & Enterprise College — Ragstone Road, about 0.2 miles away.
Herschel Grammar School — Northampton Avenue, about 1 mile away. Grammar school, ages 11–18.
Upton Court Grammar School — Lascelles Road, about 0.9 miles away. Grammar school.
St. Joseph's Catholic High School, Slough — Shaggy Calf Lane, roughly 1 mile away.

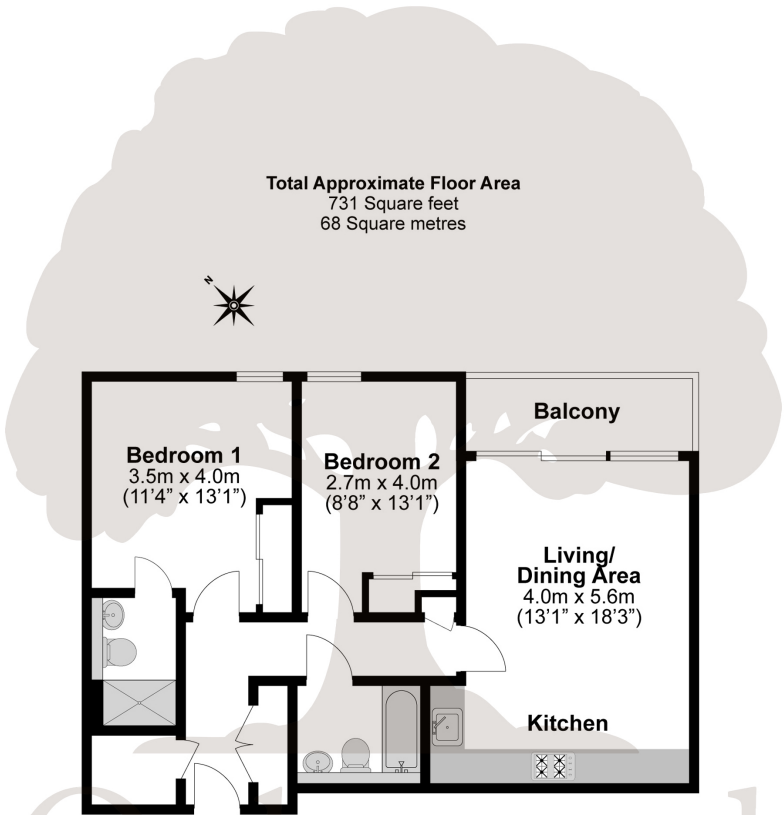
Local Transport

Nearest bus stops: Albert Street on Windsor Road is about 50–60 m away. Landmark Place is about 260–280 m away.
Nearest railway: Slough Station, roughly 0.8 km away. It has Elizabeth line and GWR services.
From Slough Station, the Elizabeth line provides direct services towards central/east London, while GWR serves destinations including Reading and other routes.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	