



KENTWOOD
ESTATE AGENTS



 2
Bedrooms

 1
Bathroom



Benefits include;

Two Double Bedrooms | First Floor | Excellent Internal Condition | 122 Year Lease | Parking | Under Floor Heating | Two Double Bedrooms | Beautiful Fitted Kitchen & Bathroom | Junction 6 Of The M4 | Slough Trading Estate | Slough Train Station (Crossrail) 0.9 Miles |

Entrance hall

Laminate flooring with underfloor heating though, two large storage cupboards, electrical sockets, telephone point.

Lounge and dining room

Side aspect double glazed UPVC framed windows, laminate flooring with underfloor heating, electric radiators, electrical sockets, TV and telephone points, space for six seater table.

Kitchen

Range of base and wall mounted high-gloss soft closing units, laminate worktops with matching splashback's, space for freestanding white goods, electrical sockets, four ring Zanussi induction hob with over extractor fan, stainless steel sink with mixer taps, centre light.

Bedroom one

Rear aspect double glazed UPVC framed window, laminate flooring with underfloor heating, electric radiator, and electrical sockets.

Bedroom two

Rear aspect double glazed UPVC framed windows, laminate flooring with underfloor heating, electric radiator, and electrical sockets.

Bathroom

Fully tiled, low-level WC, vanity set hand wash basin with marble effect under storage unit and mixer taps, fitted mirror with light, marble effect side enclosed bathtub with mixer taps and over shower with glass shower screen, heated towel rail, extractor fan.

Parking

One allocated parking space

Lease Information

122 years

Ground rent £225PA

Service charge Approx £850PA

Tenure

Leasehold

Train Station

Slough Train Station (Crossrail) - 0.97 Miles

Burnham Train Station (Crossrail) - 1.58 Miles

Closest Motorway Junction

J6 of the M4

Closest Bus Stop

Bath Road - 65 Meters

Schools

Eden Girls School - Secondary - Outstanding - 0.2 miles

Montem Academy - Nursery/Primary - Outstanding - 0.38 miles

Herschel Grammar - Secondary - Outstanding - 0.53 miles

The Westgate School - Secondary - 0.5 miles

Mobile Coverage

EE - Good

Three - Good

O2 - Good

Vodafone - Good

Estimated Broadband Speeds

Basic - 7MB

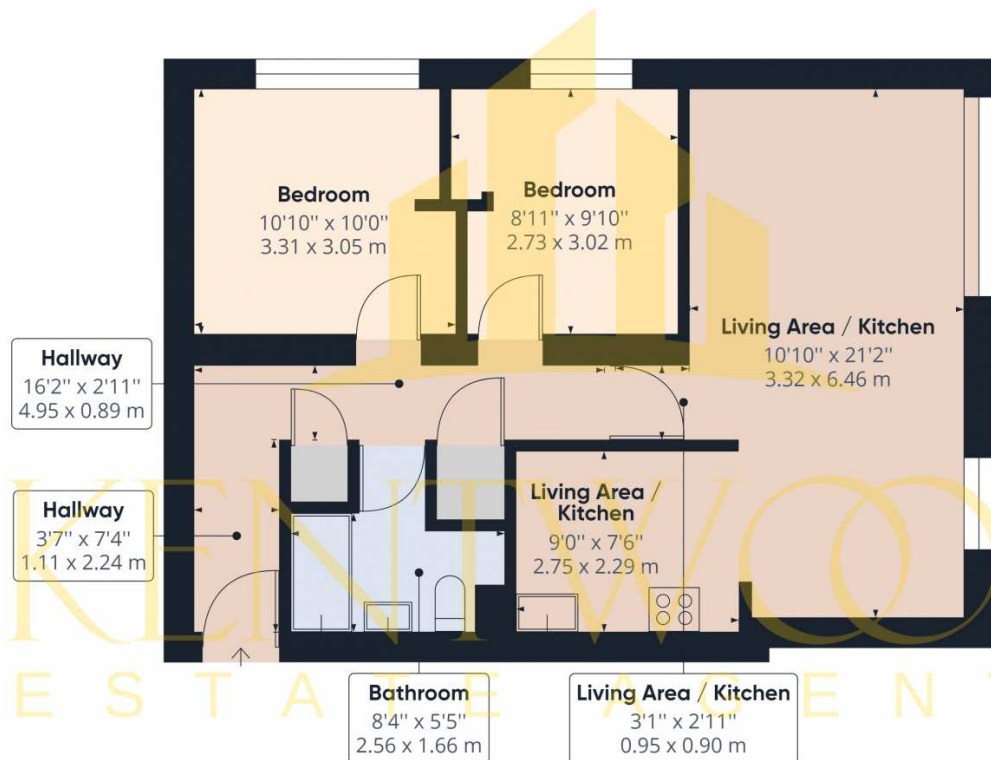
Superfast - 80MB

Ultrafast - 309MB

Overall - 309MB

Council Tax

Band B - £1,443



Approximate total area⁽¹⁾
625.36 ft²
58.10 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

