



JACKSON O'ROURKE

ESTATE AGENTS



**31 Cooper Way  
Cippenham, Berkshire SL1 9JA**

**Offers in excess of £169,950**

A well presented one bedroom flat for sale in Cippenham Village, well worthy of an internal viewing. This is an ideal purchase for first time buyers, or landlords looking to invest, (the projected rental income is £825 per calendar month). Presented to a good standard throughout, the property boasts a light and airy living room, modern kitchen, bathroom suite, a double bedroom, storage space, modern double glazed windows and electric heating. The property also benefits from plenty of car parking space, one allocation and space for visitors. The property is ideally located for easy access to Slough Town Centre and is within walking distance of Slough Trading Estate, it is also very close to Slough and Burnham mainline stations, both of which will soon benefit from the highly anticipated completion of CROSSRAIL, (the largest ever Rail project in Europe). Three major supermarkets are within short proximity, one being within walking distance. Local buses which stop close by offer a frequent service into Slough Town Centre, with its famous bus Station, High Street, shops, restaurants and leisure facilities. Just 5 minutes drive from J6 of the M4 Motorway, this property offers excellent road access to Heathrow Airport, Central London and Reading and with the M25/M40 motorways only a short drive away. We highly recommend early viewings to avoid disappointment.

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Approximate Gross Internal Area = 40 sq m / 430 sq ft

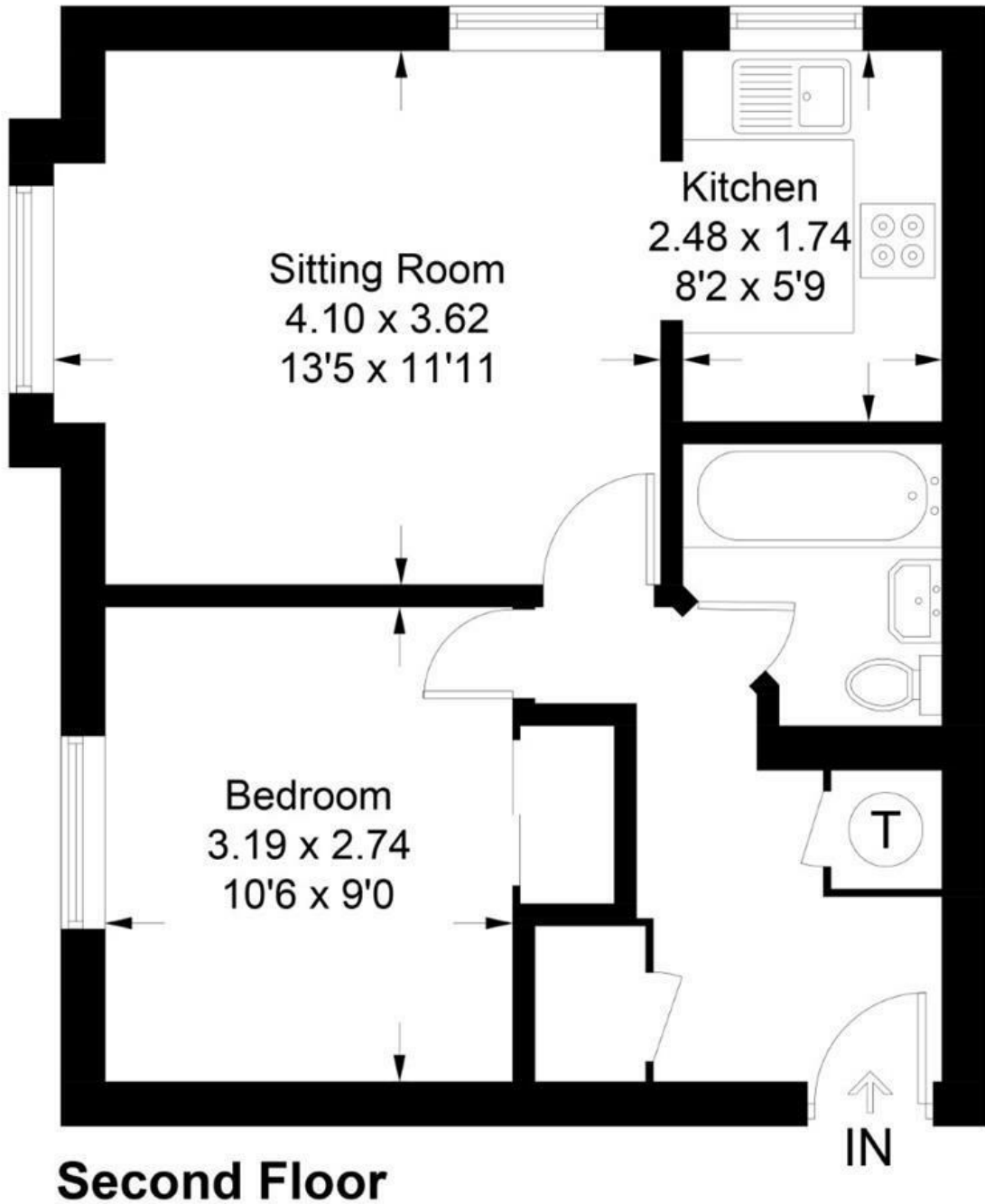


Illustration for identification purposes only, measurements are approximate, not to scale. (ID695758)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Please Note: Jackson O'Rourke Estate Agents have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings etc.

We believed these particulars to be correct however they are not guaranteed by the vendor or ourselves.. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.