



JACKSON O'ROURKE

ESTATE AGENTS



**69 Telford Drive
Slough, Berkshire SL1 9LB**

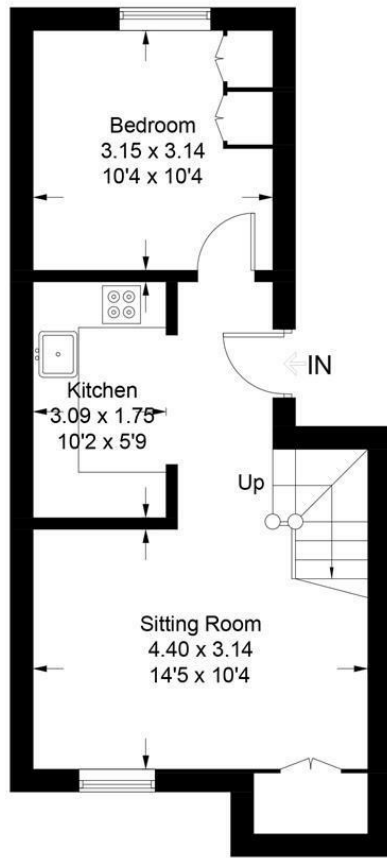
Asking price £224,999

A fantastic opportunity to purchase this well presented and spacious 2 bedroom split level apartment perfectly located in the popular Windsor Meadows development in Cippenham. The property boasts a 107 year lease. The property has been well kept and improved by the current owner to make this an ideal investment opportunity and perfect for first time buyers. Burnham and Slough mainline station (Paddington line and Crossrail station - 20 minutes into London) are both within easy reach. The M4 motorway, junction 6, is a two minute drive, giving easy access into Heathrow Airport and Central London. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are either within walking distance or just a few minutes drive. Property's main features include a large living room, two double bedrooms, a modern bathroom suite, a modern kitchen, double glazed windows, electric storage heaters and a private balcony. Viewings are highly recommended. Investors can expect a rental return of £1000 per calendar month. The property will be sold with no onward chain.

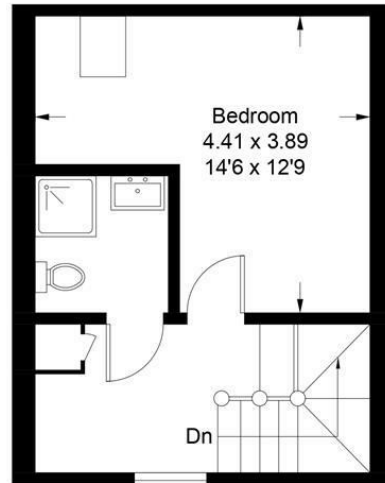
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Approximate Gross Internal Area = 63.6 sq m / 684 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID723678)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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.