

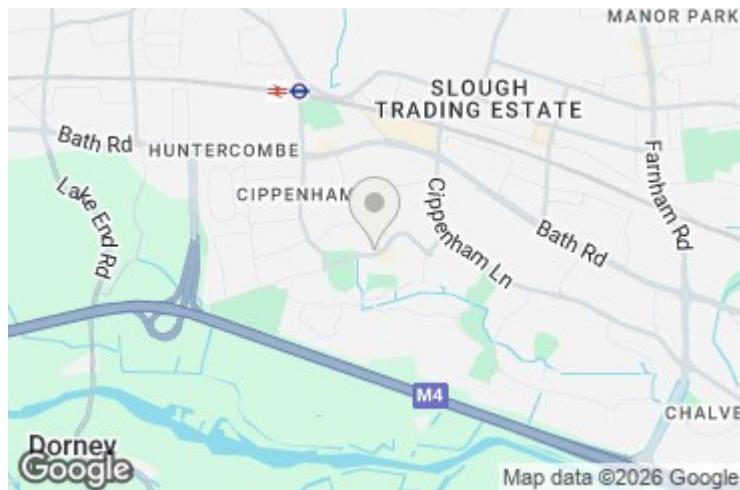


**148 Lower Cippenham Lane  
Slough, SL1 5EA**

**Offers in excess of £249,950**

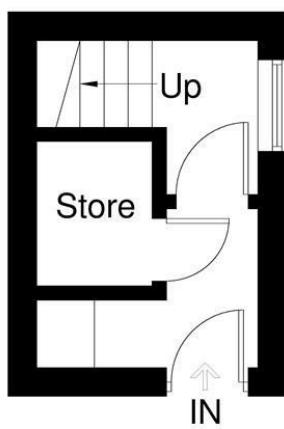
Offered for sale is this spacious two bedroom first floor maisonette with garden perfectly located in the heart of Cippenham Village. Situated within walking distance of Burnham station (Main Paddington line and Crossrail station - 20 minutes to London) this property is an ideal buy-to-let purchase for landlords or a fantastic starter home for first time buyers. Key features include a 13'5 x 12'1 living/dining room, a large kitchen, a bathroom, two double bedrooms, loft storage space, gas central heating, double glazing, a good size rear garden with bonus 'patio area' and ample car parking spaces to the front. The property boasts a healthy lease (109 years remaining) and the service charge/ground rent is very reasonable at approximately £500 per year in total. The property is situated within the catchment of popular Cippenham/Burnham/Slough schools, three major supermarkets are located within short proximity, local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. Landlords can expect a rental return of £1500 per calendar month. Viewings highly recommended. CHAIN FREE.

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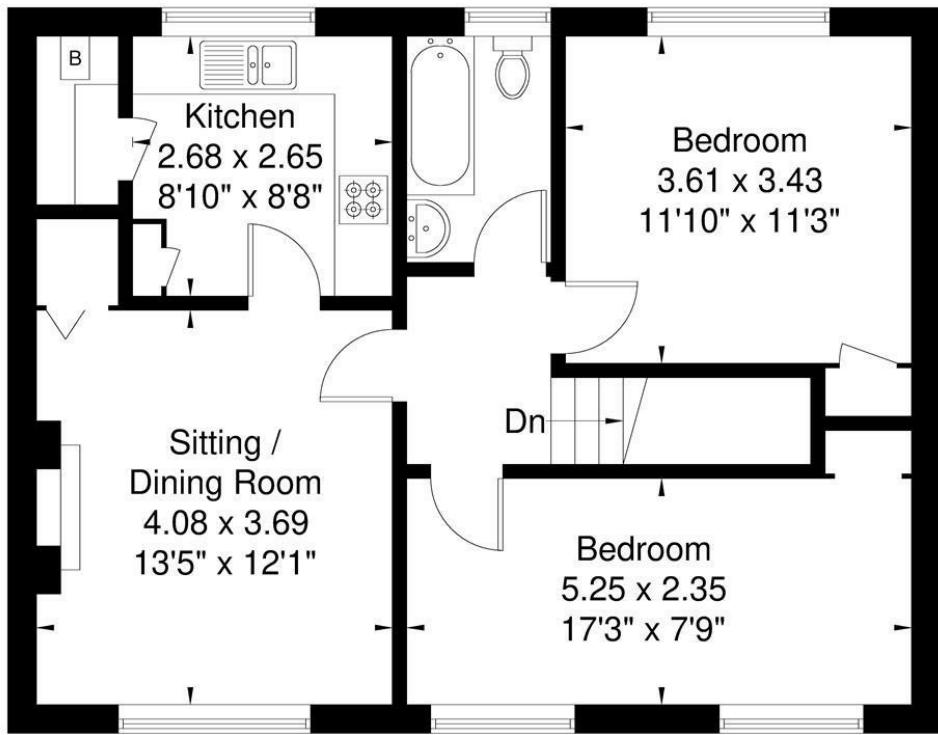


### Lower Cippenham lane

Approximate Gross Internal Area = 71 sq m / 764 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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.