



JACKSON O'ROURKE

ESTATE AGENTS

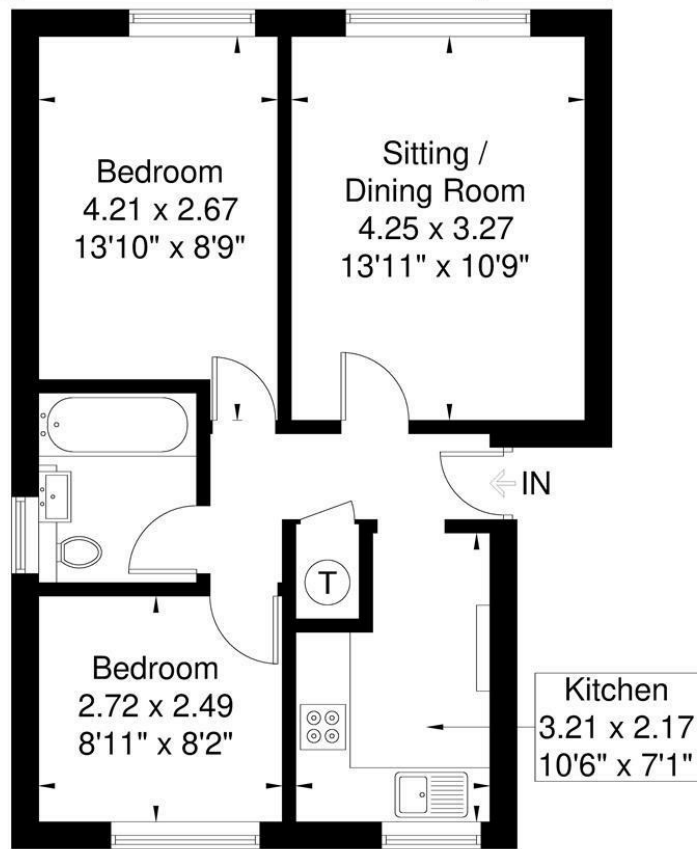


**25 Suffolk Close
Slough, Berkshire SL1 6JN**

Asking price £234,950

Commuters Dream: A fantastic opportunity for first time buyers or investors to purchase this well presented two bedroom first floor apartment located within a 5 minute walk of Burnham Rail Station (The Elizabeth Line). The property boasts a healthy lease (990 years), very reasonable service charges (approximately £110 per month) and a garage in a block. Features include a security entry phone system, a light and spacious living room, a modern fitted kitchen, a clean and modern bathroom suite, two good size bedrooms, modern Upvc double glazed windows, modern flooring throughout and electric heating. The property offers easy access to Heathrow Airport (12 miles) or Central London via the M4 motorway, with Junction 7 being less than a two minute drive. Burnham station (Main Paddington Line and Crossrail Station) is less than a 5 minute walk. Numerous state and private schools can be found in area, most within walking distance, providing schooling from toddlers through to adult education. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive. Neighbouring towns such as Windsor and Maidenhead offer a range of outstanding leisure facilities. The property will be sold with no onward chain. Viewings highly recommended. Keys in office.

Suffolk Close
Approximate Gross Internal Area = 47.9 sq m / 515 sq ft



First Floor

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

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		82	57
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.