



JACKSON O'ROURKE

ESTATE AGENTS



**6 Sheridan Court Bower Way
Cippenham, Berkshire SL1 5JH**

Asking price £268,000

A fantastic opportunity to purchase this spacious two bedroom split-level maisonette perfectly located in the heart of Cippenham Village. An excellent purchase for both first time buyers or investors, this immaculate property is presented to a very high standard throughout and certainly has the 'move straight in' appeal. Features include a large living/dining room, a modern fully fitted kitchen, a pristine and newly fitted bathroom suite, two good sized bedrooms, upvc double glazing, built in storage space, modern app controlled electric heating, communal gardens and one allocated parking space. With only a 5 minute walk to Burnham Station (Main Paddington Line & Crossrail Station, 20 minutes into London) the property also offers easy access to Heathrow Airport (12 miles) or Central London via the M4 motorway, with Junction 6 being less than a five minute drive. Numerous state and private schools can be found in the area, most within walking distance, providing schooling from toddlers through to adult education. The property offers a share of the freehold and annual service charges are very low - approximately £400 per year including building insurance! Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes walk. Local busses which stop very close by offer a frequent service into Slough town centre, with its famous bus/train station, high street, shops, restaurants and leisure facilities. Viewings for this property are highly recommended. Landlords can expect a rental return of £1500 per calendar month.

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Sheridan Court

Approximate Gross Internal Area = 69.4 sq m / 747 sq ft

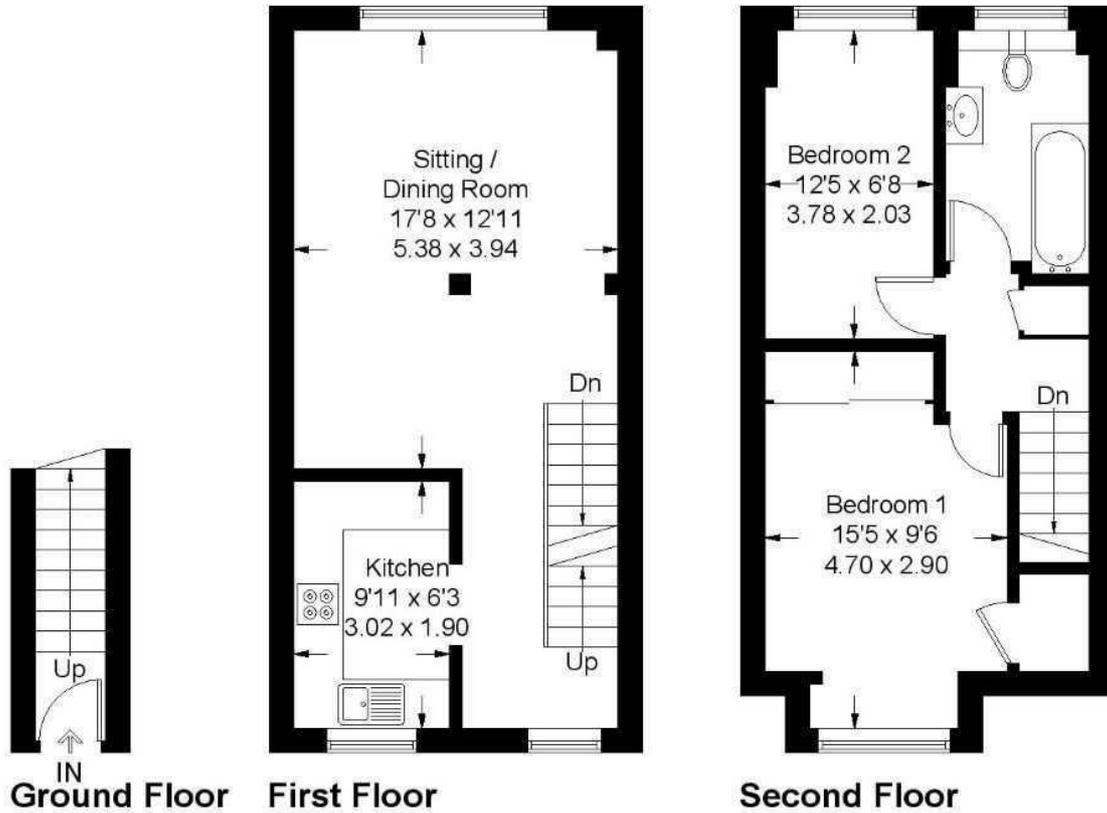


Illustration for identification purposes only, measurements are approximate, not to scale. (ID477275)

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	72	80

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.