



JACKSON O'ROURKE

ESTATE AGENTS



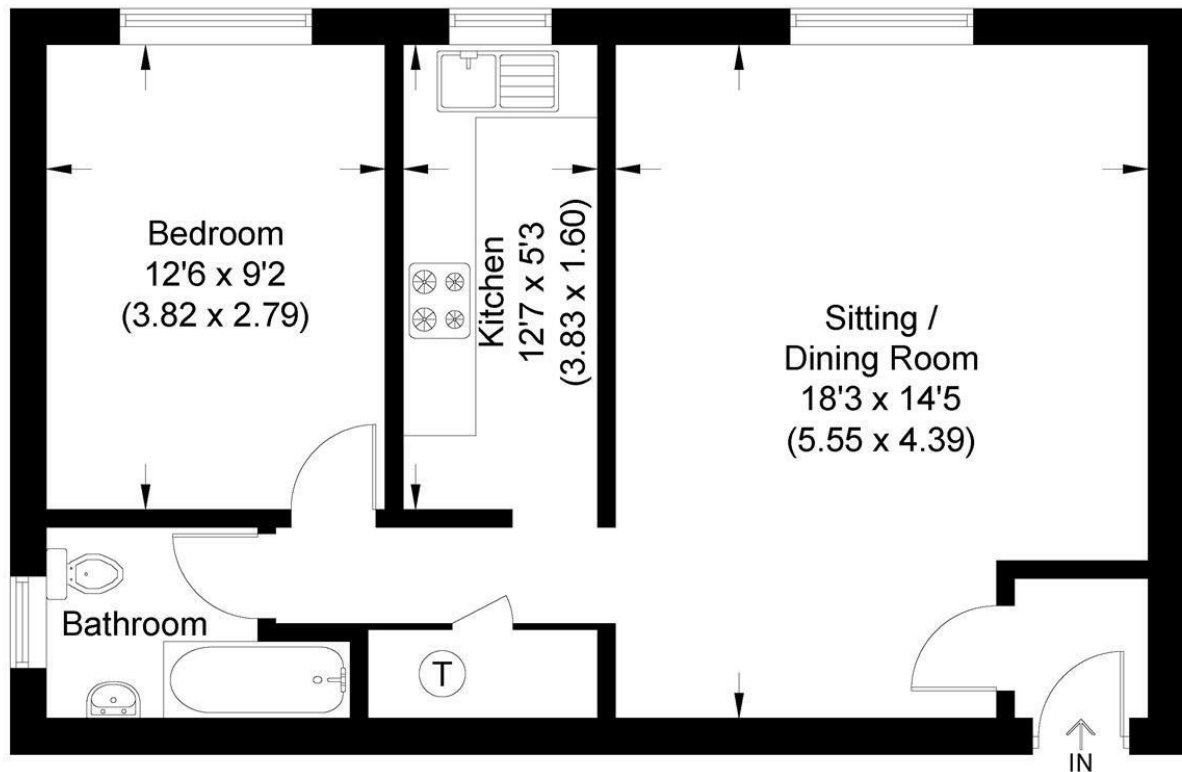
**92 Paxton Avenue  
Slough, Berkshire SL1 2SZ**

**Offers in excess of £169,950**

A very spacious one-bedroom ground floor apartment located on a highly sought-after road within easy reach of Slough town centre. Key features include a 18'3 x 14'5 living room, a fully fitted kitchen, a bedroom, a modern bathroom suite, electric heating, double glazing and allocated parking space. The property is within walking distance of Slough Mainline Station (Main Paddington line & Crossrail - 20 minutes into London) and access to Central London and Heathrow Airport is easily accessible by car via the M4 Motorway. Outstanding Ofsted rated schools can also be found in the area and some within walking distance, providing schooling from toddlers through to adult education. Junction 6 of the M4 is a 5 minute drive, which provides easy access to Heathrow Airport (approximately 12 miles from the property) central London and the M25/M40 motorway network. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes' drive away. Local buses which stop very close by offer a frequent service into Slough town centre, famous for its bus/train station, high street, shops, restaurants and leisure facilities. We highly recommend early viewings to avoid disappointment. Landlords/Investors can expect a rental return of £1300 per calendar month. Leasehold with 98 years remaining. EPC - C

# Paxton Avenue

Approximate Gross Internal Area 50.39 sq m / 542.39 sq ft



## Ground 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		72	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.