



JACKSON O'ROURKE

ESTATE AGENTS



3 Parliament Mews St. Laurence Way Slough, SL1 2BW

Asking price £274,950

A superb opportunity to purchase a modern two bedroom apartment perfectly located within the heart of Slough town centre. Offering spacious and contemporary accommodation, the property is the perfect fit for landlords looking for a sound investment or an excellent first time purchase. Offering executive style living, the property consists of a large living/dining room with a fully fitted open plan kitchen (with appliances), two double bedrooms, a brand new bathroom suite, a modern security entry phone system, gas central heating, double glazing, lift access and one allocated parking space. Further parking is available nearby on a resident permit basis. The property is situated within easy reach of Slough mainline station (12 minutes into London Paddington and future Crossrail station). Local schools are Ofsted outstanding and plenty of local shops and large superstores area all within walking distance. 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 £15000 per month. The property is leasehold with approximately 140 years remaining. Service charges/Ground rent fees are very reasonable for the location, coming in at approx £120 per month. Sold with no onward chain. Viewings for this property are highly recommended.

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Parliamnet House

Approximate Gross Internal Area = 58.3 sq m / 627 sq ft

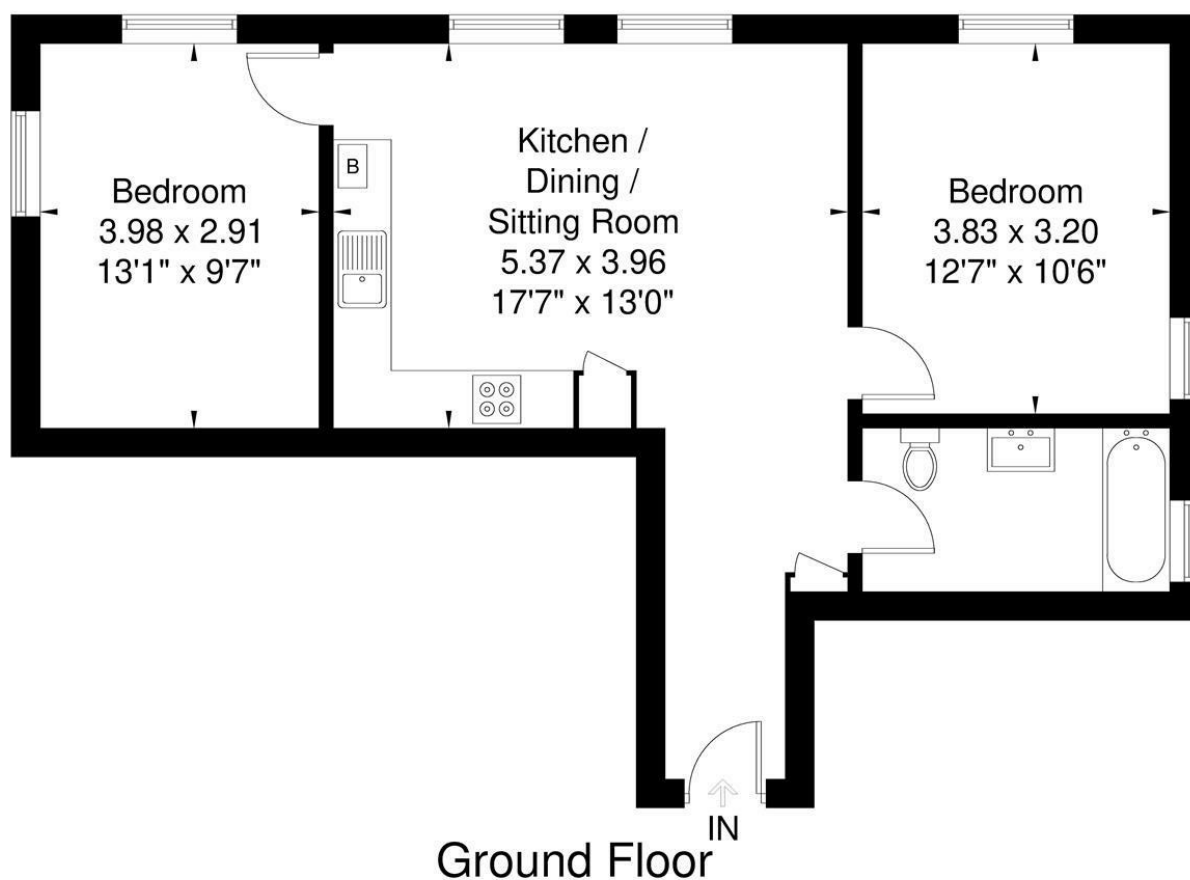


Illustration for identification purposes only,
measurements are approximate, not to scale.

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		79	79
		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.