



# JACKSON O'ROURKE

## ESTATE AGENTS

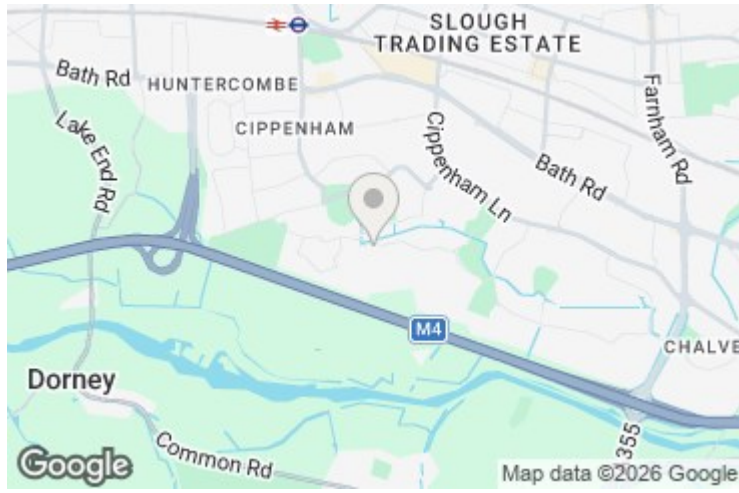


### Richards Way Slough, SL1 5TA

**Asking price £239,999**

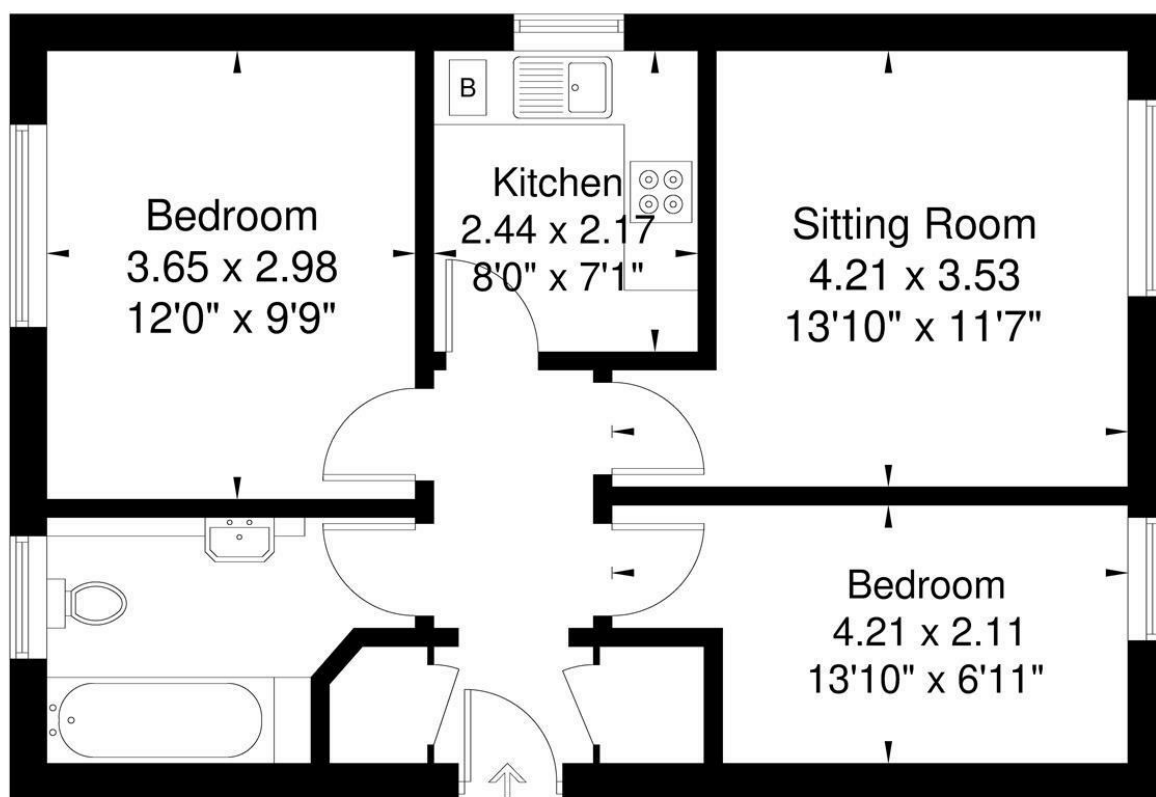
A well presented two bedroom ground floor apartment perfectly located within a modern development in the heart of Cippenham Village. This light and spacious property has some excellent features, including a large living room, two double bedrooms, a newly fitted modern kitchen, a modern family bathroom suite, gas central heating, double glazing and secure allocated parking. Further visitor parking bays are also available. The property is superbly situated within five minutes drive of Junction 6 of the M4 which offers easy access into Heathrow Airport, Central London, Slough Town Centre, Maidenhead, Reading, High Wycombe and the M25/M40 motorway network. Rarely available, properties in this development make an ideal first time purchase or an excellent investment, with an expected rental return of £1300 per calendar month for landlords. The property boasts a long lease (approximately 105 years remaining). The property is a short walk to Burnham station which offers a regular service to London Paddington every 30 minutes and Burnham station will soon benefit from the Crossrail which will offer a quick and regular service right into the heart of Central London. Three major supermarkets are also located within a very short proximity, one within walking distance. Local busses which stop close by offer a frequent service into Slough Town Centre, with its famous bus Station, High Street, shops, restaurants and leisure facilities. If anyone is looking to purchase a two bedroom property in the area then an internal viewing of this property is a must! Ideal for first time buyers or investors/landlords alike. Sold with no onward chain.

## Richards Way, Slough, SL1 5TA



## Goodwin Villas

Approximate Gross Internal Area = 51.1 sq m / 548 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		74	77
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.