



JACKSON O'ROURKE

ESTATE AGENTS



**75 Fotheringay Gardens  
Cippenham, Berkshire SL1 5SP**

**Asking price £249,950**

\*\*\* Sold with no onward chain \*\*\* The PERFECT property purchase for first time buyers (or investors!).. Rarely available is this spacious and beautifully presented one bedroom ground floor maisonette situated in the heart of Cippenham village which benefits from its own large private garden. The property boasts a 999 year lease, NO service charges and NO ground rent. Key features include a large living/dining room, a modern fully fitted kitchen, a pristine bathroom suite, a large bedroom, gas central heating, double glazing, private rear garden and two allocated parking spaces. The property is located within a few minutes drive of the M4 Junction 6 and offers easy access into Heathrow Airport, Central London, Slough Town Centre, Maidenhead, Reading, High Wycombe and the M25/M40 motorway network. Burnham Station (Main Paddington Line and Crossrail Station) is a 10-minute walk. Numerous state and private schools can be found in the area, most within walking distance, providing schooling from toddlers through to adult education. Three major supermarkets are also located within a very short proximity, one within walking distance. Local buses which stop close by offer a frequent service into Slough Town Centre. We highly recommend early viewings to avoid disappointment

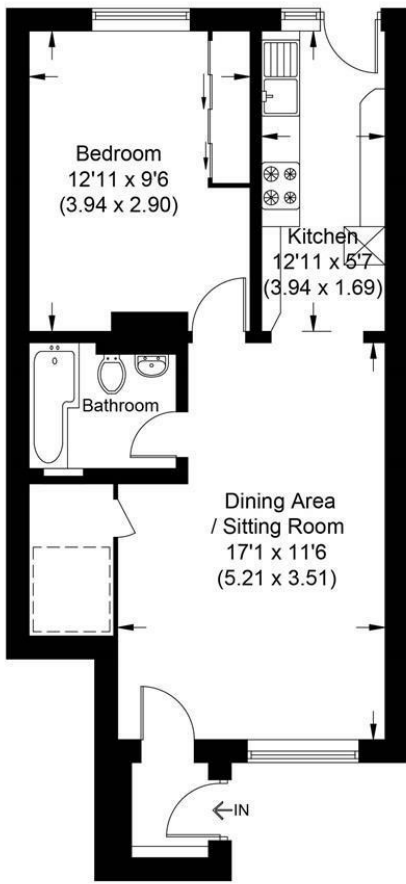
## 75 Fotheringay Gardens, Cippenham, Berkshire SL1 5SP





# Fotheringay Gardens

Approximate Gross Internal Area 43.70 sq m / 470.38 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                             |  | 66      | 74        |
| 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.