



JACKSON O'ROURKE

ESTATE AGENTS



**Flat 6, 93 Lower Cippenham Lane
Slough, Berkshire SL1 5DL**

Asking price £299,950

An excellent opportunity to purchase this larger than normal and immaculately presented two bedroom maisonette perfectly situated within a highly sought-after location in the heart of Cippenham Village which benefits from a large private garden, a garage and loft storage space. The property boasts complete renovation throughout and is a credit to its current owner. Key features include an large 20'9" x 12'0" living room, a brand new fully fitted kitchen, a brand new bathroom suite, two double bedrooms, gas central heating and UPVC double glazing. Burnham station, on the Main Paddington line and Crossrail station (The Elizabeth Line), is a 10 minute walk. The M4 motorway, junction 7, is a 5 minute drive, providing quick and easy access into Heathrow Airport and Central London. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are either within walking distance or just a few minutes drive. Popular schools are all well within walking distance, including The Cippenham School, Burnham Grammar, Westgate and Montem Academy. We highly recommend early viewings. Conveniently sold with no onward chain. Ideal purchase for first time buyers. Long lease (114 years). No ground rent. No service charges.

Lower Cippenham Lane

Approximate Gross Internal Area = 63.9 sq m / 687 sq ft

Garage = 11.4 sq m / 122 sq ft

Total = 75.3 sq m / 809 sq ft

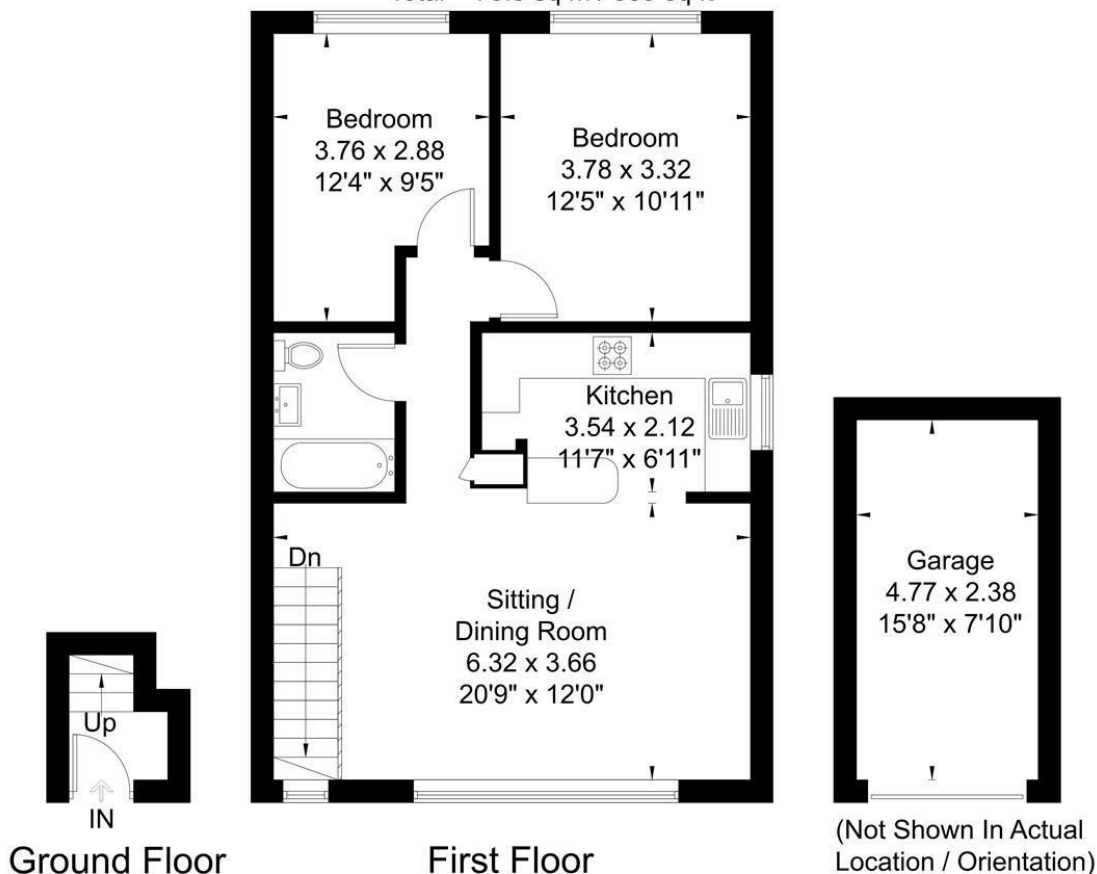


Illustration for identification purposes only,
measurements are approximate, not to scale.

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		75	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.