



JACKSON O'ROURKE

ESTATE AGENTS

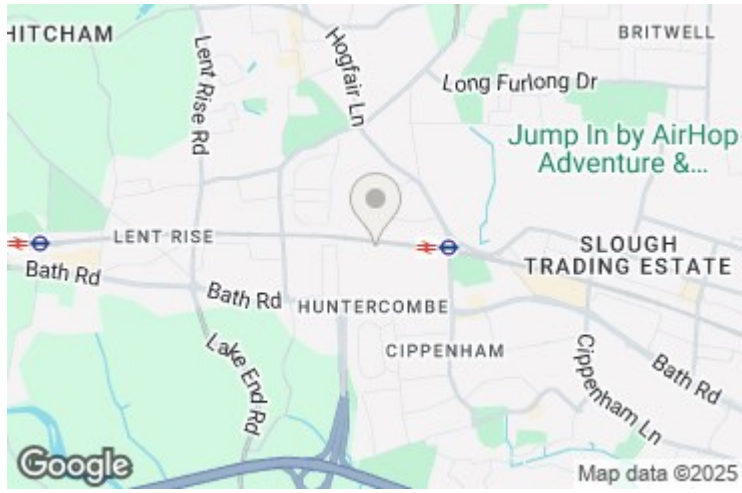


**284 Walpole Road
Cippenham, Berkshire SL1 6PQ**

Asking price £229,500

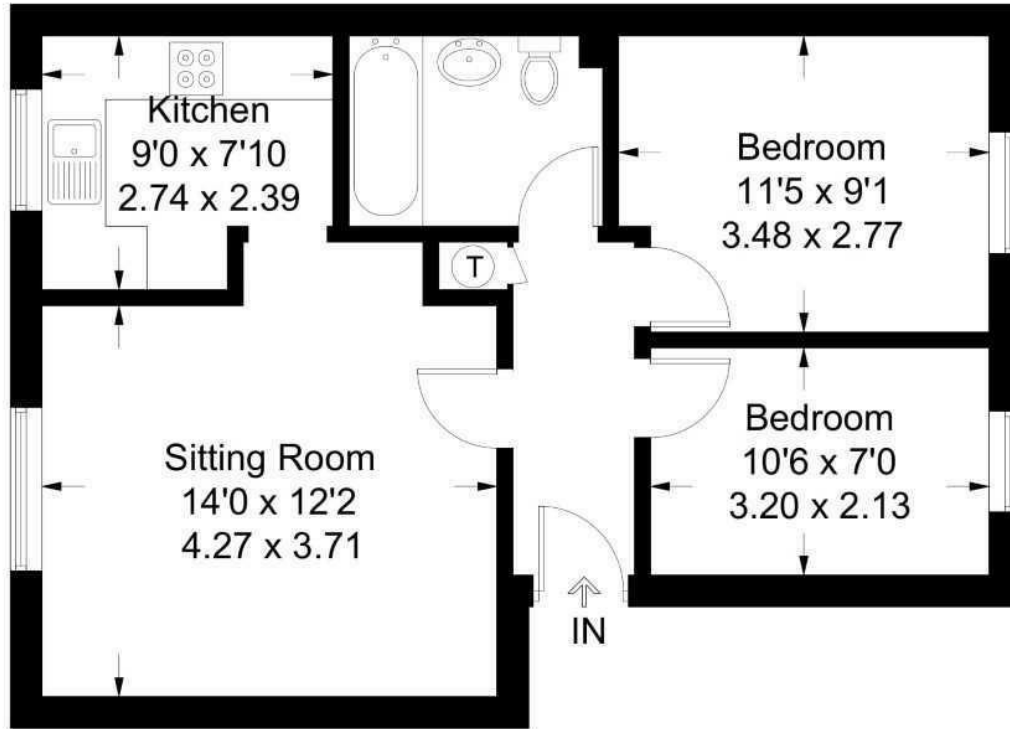
Jackson O'Rourke is delighted to bring to the market this modern and well presented two bedroom ground floor apartment perfectly situated within a popular residential development in Cippenham. With only a 10 minute walk to Burnham Station (main Paddington Line & Crossrail Station, 20 minutes into London) the property offers landlords/investors the perfect buy with a rental income potential of £975 per month. The property also offers easy access to Heathrow Airport (12 miles) or Central London via the M4 motorway, with Junction 7 being less than a two minute drive. Numerous state and private schools can be found in the area, most within walking distance, providing schooling from toddlers through to adult education. Features of the property include two bedrooms, a large lounge/diner, a fully fitted modern kitchen, a family bathroom suite with bath and shower and usable communal garden space. The property is located very close to local shops and two major supermarkets are within walking distance. Call now to arrange a viewing. Ideal for investors or first time buyers. Long lease (165 years remaining). Sold with no onward chain.

284 Walpole Road, Cippenham, Berkshire SL1 6PQ



Wolpole Road

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID483267)

| 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 | | 58 | 73 |
| | | 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 | | 39 | 56 |
| | | 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.