



Pickfords Gardens, Slough, SL1 3GH
Offers In Excess Of £180,000 Leasehold

SPACIOUS ONE BEDROOM APARTMENT - LONG LEASE

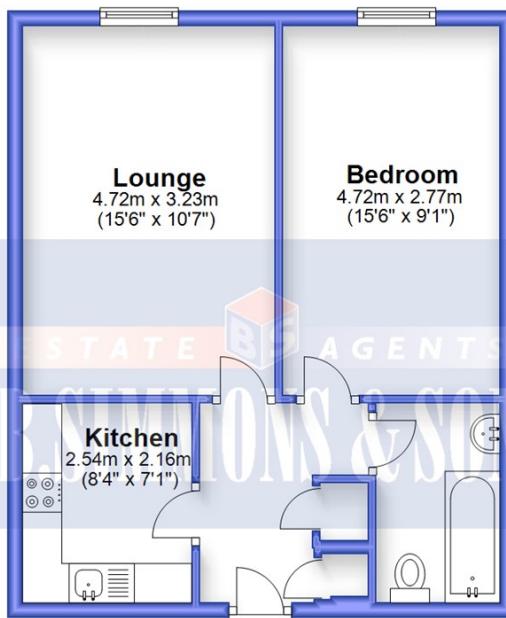
A one bedroom second floor apartment conveniently situated within walking distance to Slough Town Centre and Slough train station offering links to London Paddington. The property benefits from security entry phone system, spacious lounge, fitted kitchen, double bedroom, bathroom, electric heating, double glazing and parking.





Second Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 44.9 sq. metres (483.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.

Plan produced using PlanUp.

- Second Floor Apartment
- Security Entry Phone System
- Fitted Kitchen
- Spacious Lounge
- Double Bedroom
- Electric Heating
- Parking Included
- 990 Years Remaining on Lease
- Service Charge £1271 Per Annum
- EPC : C



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	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	