



# SIMMONS & SON



## Stoke Gardens, Slough, SL1 3QB

**Price £299,950 Leasehold**

Nestled in the heart of Stoke Gardens, Slough, this charming one-bedroom flat offers a unique opportunity to reside in a piece of history. Once the iconic Horlicks Factory, built in 1908, this property has been beautifully restored into a modern living space while retaining its industrial charm.

Step inside to discover a spacious reception room, perfect for relaxing or entertaining guests. The bedroom provides a cosy retreat, and the bathroom offers modern amenities for your comfort.

This flat boasts a conversion property type, blending the old with the new seamlessly. Residents can enjoy fantastic facilities including a concierge service, cinema, a well-equipped gym, and more, all within the building. Additionally, the private rooftop garden presents breathtaking panoramic views towards Windsor, ideal for unwinding after a long day.

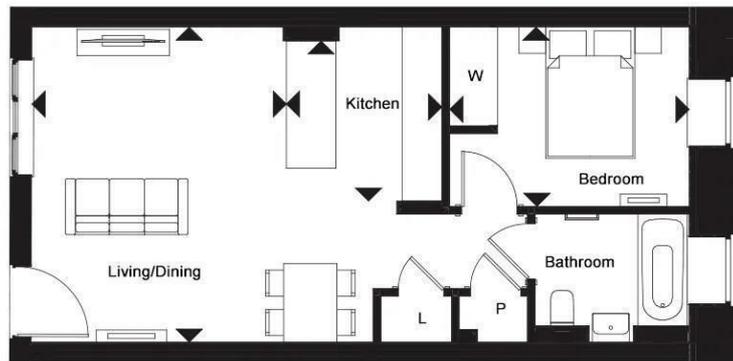
Situated on the ground floor, this one-bedroom apartment provides convenience and accessibility. Don't miss the chance to make this industrial-inspired gem your new home in the vibrant town of Slough.



# Stoke Gardens, Slough, Berkshire, SL1 3QB



## HORLICKS QUARTER SLOUGH SL1



### Horlicks Quarter, Horlicks Factory - The Clocktower, Property 393, Ground Floor

#### Dimensions

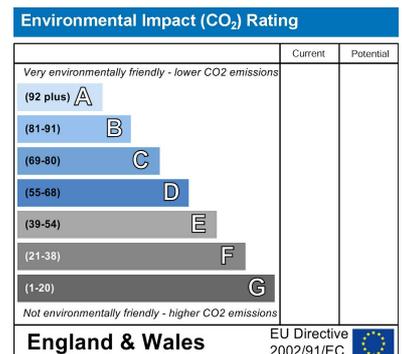
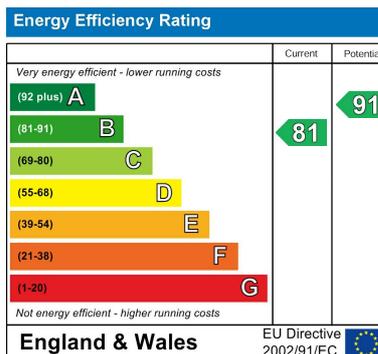
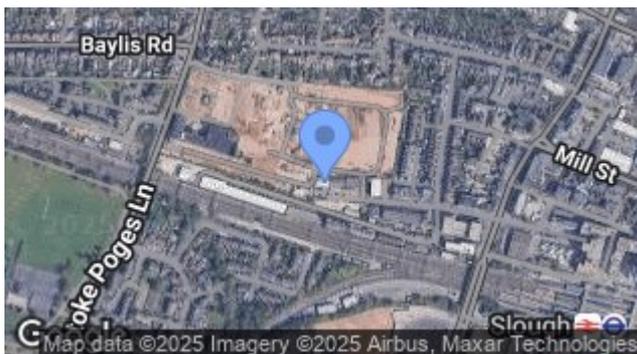
|               |               |                 |
|---------------|---------------|-----------------|
| Living/Dining | 4.81m x 3.86m | 15' 9" x 12' 8" |
| Kitchen       | 2.44m x 2.35m | 8' 0" x 7' 9"   |
| Bedroom       | 2.74m x 3.62m | 9' 0" x 11' 11" |
| Total Area    | 48.6 sq.m     | 523 sq.ft       |

#### Key

|   |                |
|---|----------------|
| L | Laundry        |
| P | Plant Cupboard |
| W | Wardrobe       |



- Restoration of the iconic Horlicks Factory, built in 1908
- Spacious and light industrial-inspired interiors
- Fantastic residents' facilities inside the building – concierge, gym and more
- A private rooftop garden offering panoramic views towards Windsor
- One Bedroom Stylish Apartment
- Set in landscaped grounds with water features, play areas and cycle routes.
- 15 minutes to London Paddington by train
- 0.3 mile to Slough train station; 10 miles to Heathrow Airport
- Current Ground Rent (£ per annum) - Peppercorn - Service Charge - Call to discuss
- Leasehold - 999 Years Remaining



These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.