



## Peel Court, Slough, SL1 4YA

**Offers In Excess Of £250,000 Leasehold**

Welcome to this two-bedroom first-floor apartment located in Peel Court, Slough. This purpose-built flat offers a perfect opportunity for first-time buyers seeking a comfortable and convenient living space.

The apartment features a well-proportioned reception room that provides a welcoming atmosphere for relaxation and entertaining. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The layout is both practical and inviting, making it an ideal choice for those looking to establish their first home.

Situated close to Farnham Road, residents will benefit from excellent transport links, ensuring easy access to local amenities and the wider area. Whether you are commuting for work or exploring the vibrant surroundings, convenience is at your doorstep.

This property presents a wonderful opportunity to enjoy modern living in a well-connected location. With its appealing features and prime position, this flat is not to be missed. We invite you to come and experience the potential of this delightful home for yourself.





First Floor



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.

- Two Bedroom First Floor Apartment
- Shops and Amenities Close by
- Ample Storage
- Spacious Lounge/ Diner
- Residential Parking & Private Rear Garden
- Electric Heating & DG
- Ground Rent & Service Charge: £1400.42 PA
- Local Schools Within Walking Distance
- Council Tax Band: C
- 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 <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		
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