



## 26 High Street, Slough, SL1 1EP

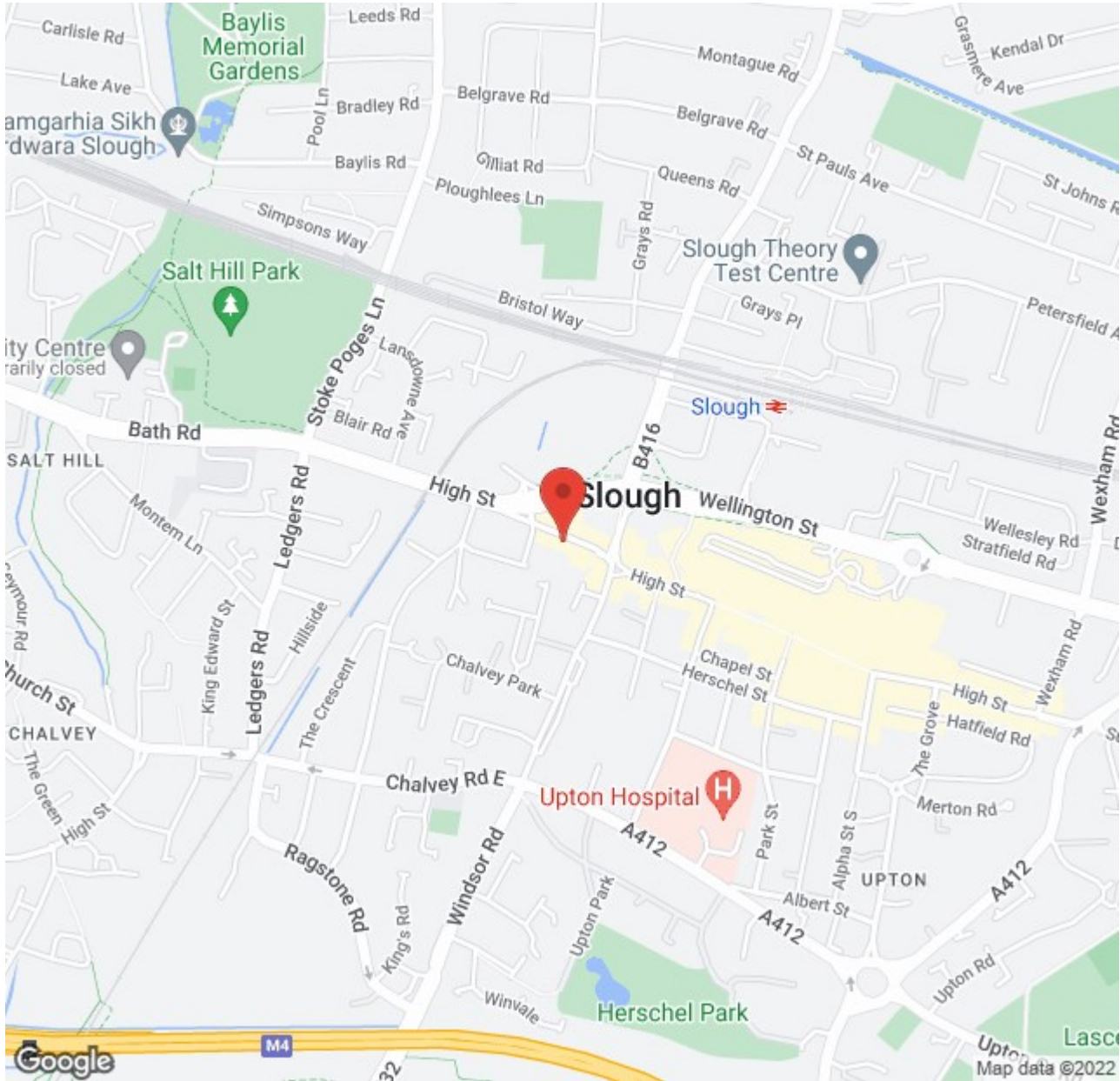
Modern 2 bedroom apartment located within 0.3 miles to Slough mainline station (London Paddington or Reading).

With 2 bedrooms, master bedroom includes fitted wardrobes, a family bathroom and open plan living area, the property covers 550sqft and is highly efficient with an energy rating of 'C'. The kitchen benefits from built in appliances, including dishwasher and balcony. The property also has 1 secure underground parking space with a new video entry system.

Long lease of 110 years with low ground rent of £350 and service charge of £1,200.

- Lease of 110years
- EPC Rating C
- 2 Bedrooms
- Underground Parking
- Balcony
- 0.3miles from Slough mainline station

**Asking price £279,950**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	80

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		