



## 60 The Factory, Memorial Avenue

Slough, Slough, SL1 3GZ

**£1,900 Per month**

Welcome to this stunning new-build flat at The Factory on Memorial Avenue in Slough. This contemporary property offers a perfect blend of modern living and convenience, making it ideal for first-time buyers and those looking to downsize.

Spanning an impressive 789 square feet, this flat features a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying a quiet evening in. The property boasts two well-proportioned bedrooms, ensuring ample space for relaxation. With two bathrooms, including an en-suite, the flat is designed to accommodate the needs of a busy lifestyle, providing both comfort and privacy.

The Factory is situated in a vibrant area of Slough, offering easy access to local amenities, transport links, and green spaces. Whether you are commuting to work or exploring the local shops and restaurants, this location provides the perfect balance of urban living and community charm.

This flat is not just a home; it is a lifestyle choice that embraces modernity and convenience. With its stylish design and thoughtful layout, it is ready for you to move in and make it your own. Do not miss the opportunity to own this exceptional property in a sought-after location.

### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

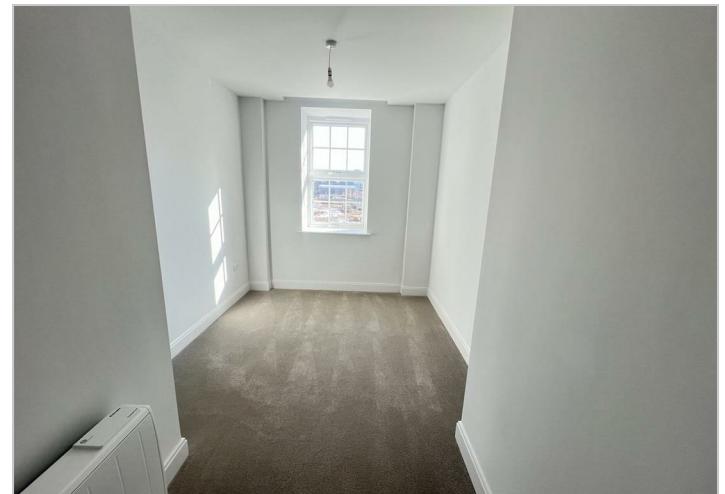


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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