



Grasmere Parade, Wexham Road, Slough, SL2 5HZ

TOTALLY REFURBISHED DEVELOPMENT | 1 BEDROOM APARTMENT | GAS CENTRAL HEATING | BUILT IN WARDROBES | INTEGRAL APPLIANCES | JULIET BALCONY |
LEASE 150 YEARS | SERVICE CHARGE £1000pa | GROUND RENT £100pa |

Offers In Region Of: £225,000

HUNTERS[®]
HERE TO GET *you* THERE

Grasmere Parade, Wexham Road, Slough, SL2 5HZ

PLOT 16A ** TOTALLY REFURBISHED DEVELOPMENT ** A fantastic refurbished gated development comprising of 30 units located on Wexham Road and within 1.2 miles from Slough BR station. **Sold with 150 year lease and ONLY £800pa Service Charge and £100pa Ground rent.** This 1 DOUBLE bedroom maisonette comes with quality fixtures and fittings include built in wardrobes to the bedrooms, new carpets and laminate flooring. This is a superb opportunity for first time buyers and investors. Internal viewing highly recommended.

KITCHEN / LIVING AREA

Measurements to follow

Open plan kitchen / living area. Compact layout. Front aspect Juliet balcony.



BEDROOM

Measurements to follow

Double bedroom with fitted wardrobes. Front aspect Juliet balcony.



BATHROOM

Measurements to follow.

Bathroom with white suite. Fully tiled.



REAR ASPECT



REAR ASPECT



FRONT ASPECT



FRONT SIDE ASPECT



OVERVIEW



ENERGY PERFORMANCE RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(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			
(82-100) A			
(61-81) B		85	85
(39-60) C			
(15-58) D			
(1-34) E			
(1-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 09:00 - 18:00

Saturday: 09:30 - 13:00

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

