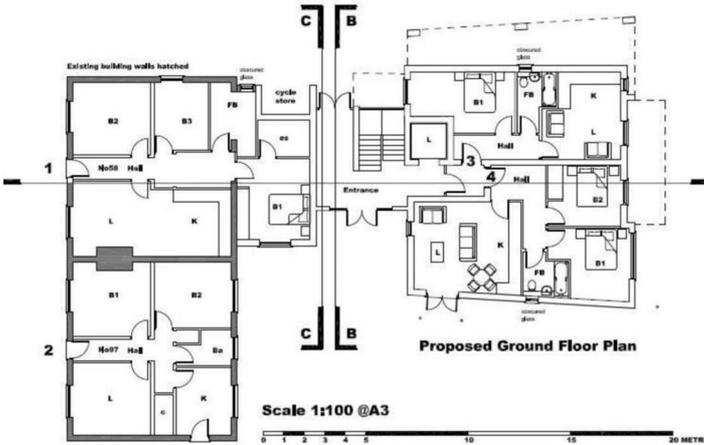


78 Beechwood
Gardens
Slough
SL1 2HR





78 Beechwood Gardens

£1,000 Per Calendar

**** NO PARKING ** NO PARKING ** PLOT 78 BEECHWOOD GARDENS, SLOUGH SL1 2HR.** Located on this quiet cul-de-sac in the heart of the town centre and within 5 mins walk to BR station, is this superb new development comprising 13 luxury 1, 2 and 3 bedroom apartments built to a very high standard.

This TWO bedroom third floor flat briefly comprises Hallway, 2 double Bedrooms, Luxurious family Bathroom, open plan lounge / kitchen, BALCONY, German made laminate flooring. Allocated parking available by separate negotiation. Highly recommended!

Specification

A lot of attention to detail has gone into every aspect of this build - often ignored on new build properties. Down lighters to kitchen, lounge, bathroom and hallways. Panelled doors with chrome fittings. Quality German laminate wood flooring to hallway and lounge.

General

- White UPVC double glazing

- White Panelled internal doors with chrome ironmongery
- Quality German laminate flooring to hall, living room
- Carpets to bedroom
- Ceramic floors to bathroom and kitchen
- Smooth painted walls and ceilings

Heating & electrical

- Gas Central heating to radiators.
- BOSCH Electric cooker
- BOSCH Telescopic cooker hood
- INDESIT Washing machine
- INDESIT Dishwasher
- White sockets and switches throughout
- Pendant lighting to bedroom
- Down lighters to hallway, lounge, bathroom
- Telephone point to living room and bedroom
- Shaver socket

Security

- Front doors with deadlocks
- Telephone entry system
- Mains operated smoke alarms communal areas
- Secure bicycle store
- Ceramic floor tiles to lobby and communal areas

Local Authority

Council Tax Band

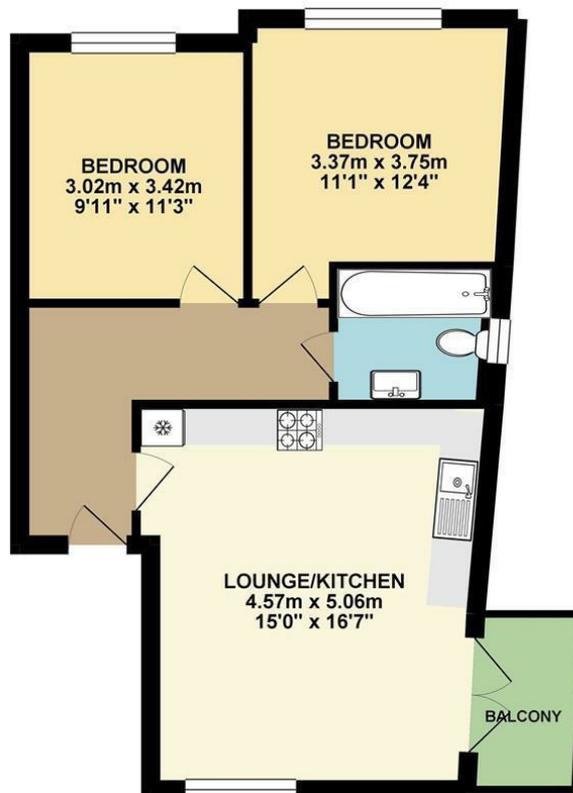
Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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



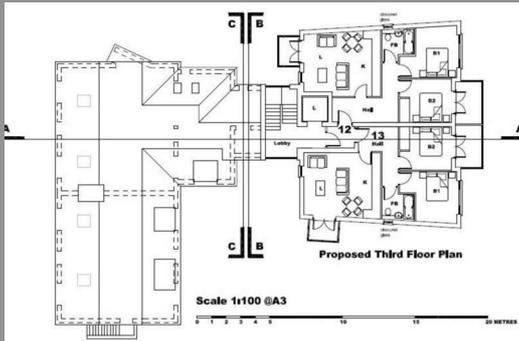
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

THIRD FLOOR 56.00 sq. m.
(602.77 sq. ft.)

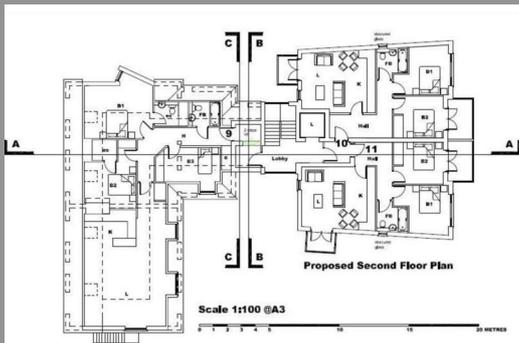


TOTAL FLOOR AREA : 56.00 sq. m. (602.77 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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