



### 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>                            |                         | <b>77</b> |
| (55-68) <b>D</b>                            | <b>59</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>                  | EU Directive 2002/91/EC |           |



Flat 9, 61 Upton Park, Slough, Berkshire, SL1 2GD

Guide Price £180,000

- No Onward Chain
- Newly Fitted Kitchen
- Second Floor Apartment
- Nearby To Local Shops & Amenities
- Double Bedroom
- Ample Off-Street Parking
- Walking Distance to Slough Train Station
- 98 Year Lease

# Flat 9, 61 Upton Park, Slough SL1 2GD

The Flatman Partnership are pleased to present this beautifully maintained one-bedroom, second-floor apartment situated in the Upton Park development, being sold with no onward chain. The property is within walking distance of Slough Mainline Station (Elizabeth Line) and Slough town centre.

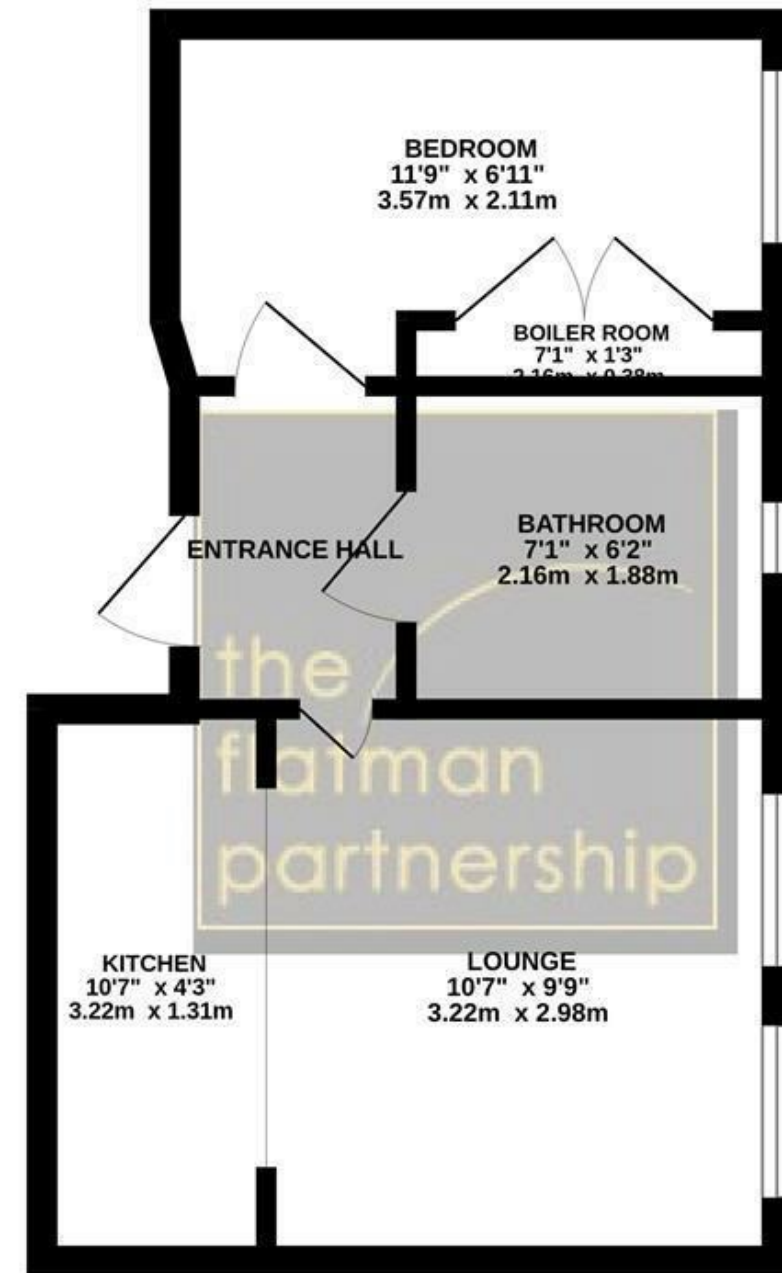
Features include a recently refurbished kitchen with brand-new appliances and white goods, three-piece bathroom, double bedroom, living room, double-glazing throughout, brand-new flooring, electric storage heaters, megaflo water tank, secure entry phone system and ample off-street parking. A short walk away from Herschel Park, this property is perfectly situated, offering easy access to local amenities while being conveniently close to nature.



Council Tax Band: B



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) 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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