


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales	EU Directive 2002/91/EC 	



11 Hermitage Close, Slough, SL3 7RN

Guide Price £290,000

- *NO ONWARD CHAIN*
- Two Double-Bedrooms
- In Excellent Condition Throughout
- Fantastic Transport Links (Elizabeth Line, M4 & M25 Motorways)
- 93 Year Lease
- First Floor Maisonette
- Private Rear Garden
- Walking Distance To Ofsted-Rated Schools
- No Service Charge
- Loft Storage

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The Flatman Partnership are proud to offer to the market for the first time in over 18 years, this beautifully presented 2 double-bedroom maisonette in the ever-popular Hermitage Close with NO ONWARD CHAIN. Within walking distance to excellent schools such as Upton Court Grammar, Castlevue School & Langley Grammar School and with easy access to transport links such as the M4 & M25 motorways and Langley Mainline Station (Elizabeth Line) within 2 miles of the property.

Accommodation comprises of hallway with storage, two double bedrooms, 15ft living room with in-built storage cupboard, kitchen & bathroom as well as loft storage. There is gas central heating and the property has a private south-facing rear garden tucked away.



2



1



1



D

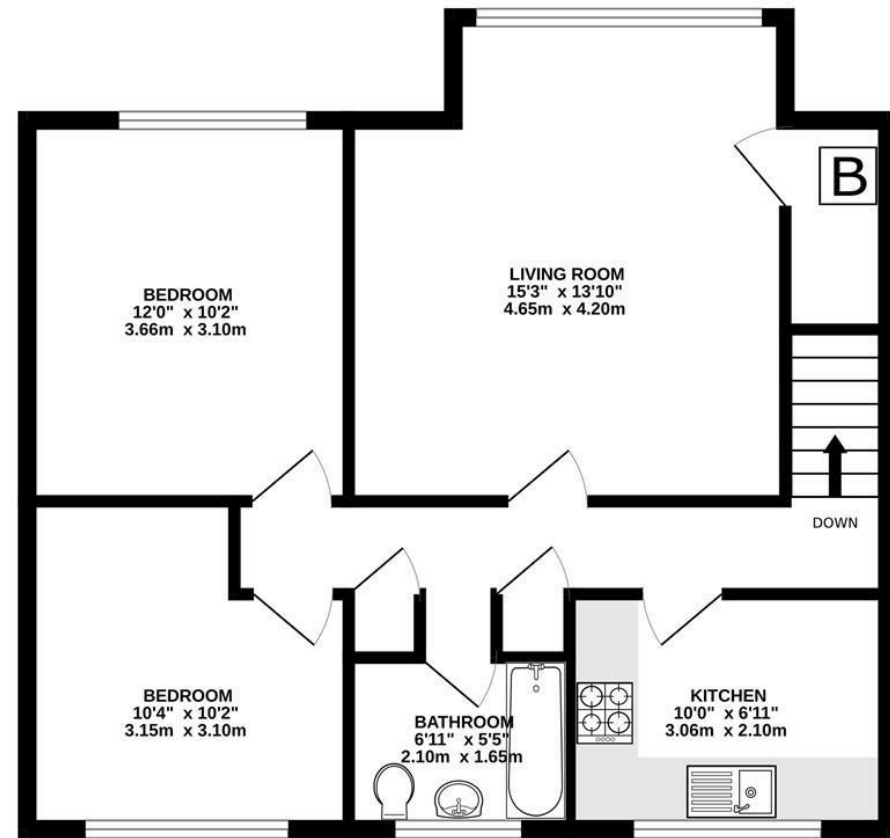
Council Tax Band: C



ENTRANCE FLOOR
17 sq.ft. (1.5 sq.m.) approx.



FIRST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 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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