



### 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>		
(55-68) <b>D</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	

### The Wareham, Plot 183 Drayton Court Montem Lane, Slough, Berkshire, SL1 2QG Price Guide £350,000

- Two Bedroom 1st Floor Apartment
- Two Bathrooms
- Storage & Utility Cupboard
- Close to Local Amenities
- Ground Rent - Peppercorn; Estate Management Charge - £67pa; Service Charge - £1409pa
- New Montem Square Development
- Open Plan Kitchen, Living, and Dining Area
- Access to Slough Train Station (Elizabeth Line)
- 999 Year Lease
- \*Images Are For Marketing Purposes Only\*

# Plot 183 Drayton Court Montem Lane, Slough SL1 2QG

The Flatman Partnership are delighted to present this first-floor two-bedroom apartment in the stunning new development at Montem Square, offering convenient living in the heart of Slough, just minutes from the town centre. Everyday conveniences, including supermarkets, healthcare services, local amenities and other essentials are all within a short drive, while a wide range of regarded schools are easily accessible.

The Wareham is a well-designed apartment situated on the first floor, offering a practical and contemporary layout ideal for modern living. At its heart is an open-plan kitchen, living, and dining area, complete with fitted units and integrated appliances including an oven, hob, and cooker hood. The home features two generously sized double bedrooms, a sleek modern bathroom with stylish wall tiling, an ensuite shower room, and a useful utility cupboard, as well as additional storage space.

Montem Square is a thoughtfully designed development of 1 and 2-bedroom apartments and 3-bedroom homes, built with comfort, quality, energy efficiency, and community in mind. Homes feature modern layouts, high-specification fixtures and fittings, and are finished to a high standard.

Slough town centre features a mix of retail, services, and dining options, including the Queensmere Observatory Shopping Centre. Residents can also enjoy leisure options with Salt Hill Park and Activity Centre within walking distance and the nearby Ice Arena, offering green space, sports facilities, and family activities.



Council Tax Band: New Build

