

EPC Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	



28 Chadwick Road, Slough, Berkshire, SL3 7FU

Price Guide £269,950

- Two-Bedroom First-Floor Apartment
- Short Canal-Side Stoll To Langley Station's Elizabeth Line
- Stylish Gloss White Kitchen With Dark Worktops & Metro Tile Splashback
- Second Double Bedroom and Fully Tiles Family Bathroom
- 113 Year Lease
- Located In The Popular Waterside Grange Development
- Spectacular 25ft Open Plan Living Dining & Kitchen Area
- 21ft Master Bedroom with Fitted Sliding Wardrobes
- Allocated Parking Space & Gas Central Heating
- Ideal For First-Time Buyers & Investors

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The Flatman Partnership are delighted to present this modern and well-appointed two-bedroom first-floor apartment, ideally situated within the highly sought-after Waterside Grange development. Perfectly positioned for commuters, the property is just a short stroll along the picturesque canal to Langley Station (Elizabeth Line), with excellent access to the M4 and M25.

The accommodation is presented in excellent condition throughout and comprises a welcoming tiled entrance hall, a spectacular 25ft open-plan living, dining and kitchen area - a beautifully bright and stylish space featuring gloss white cabinetry, dark worktops, black metro tile splashback and quality integrated appliances including dishwasher and oven.

The master bedroom is a generous 21ft room, benefiting from fitted sliding wardrobes and a contemporary en-suite shower room with full dark tiling. The second double bedroom is well-proportioned and served by a fully tiled family bathroom with bath and overhead shower.

Further benefits include gas central heating, allocated parking and a well-maintained communal development.

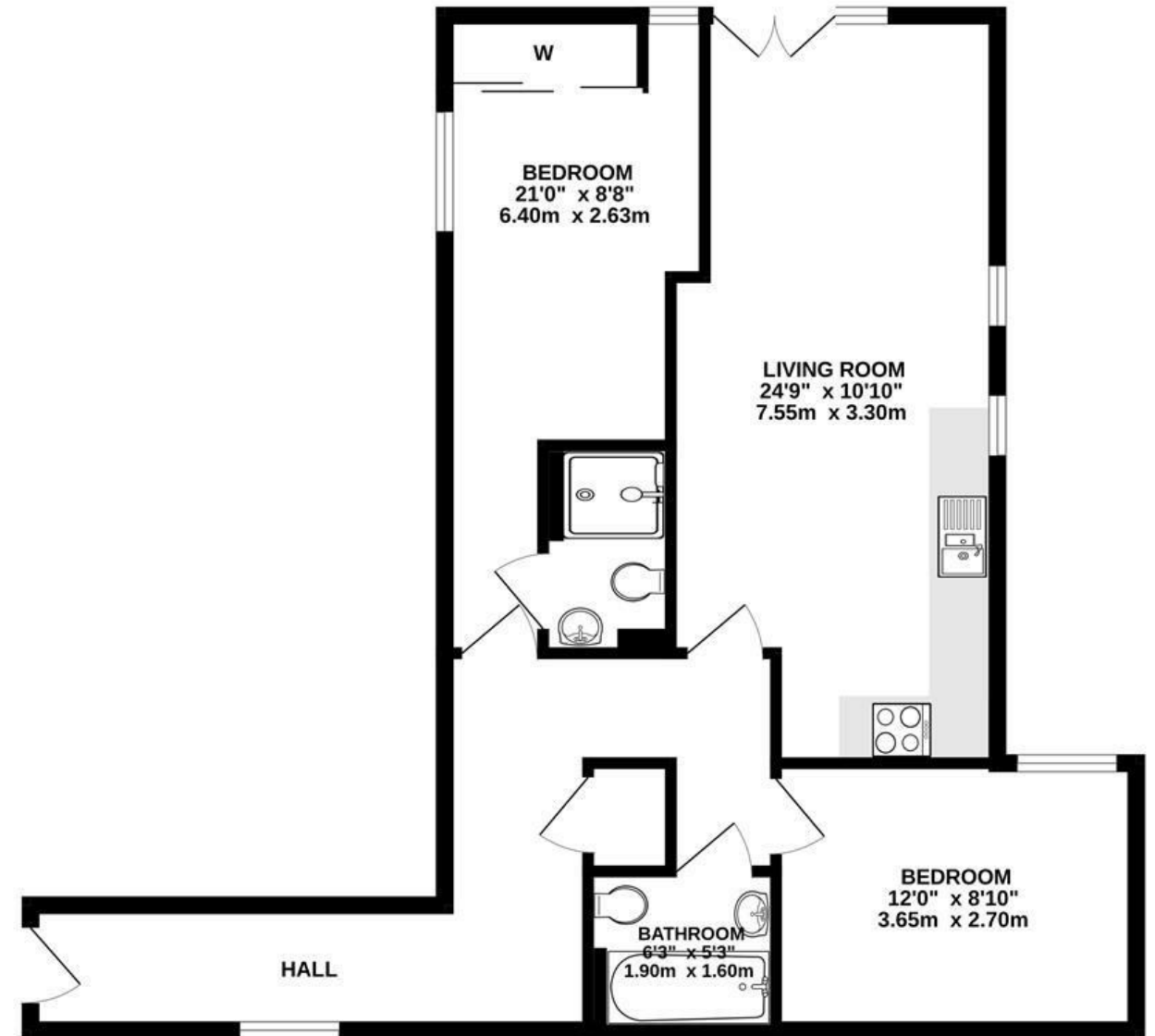
An ideal opportunity for first-time buyers and investors alike - early viewing is strongly recommended.



Council Tax Band: C



GROUND FLOOR 711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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