

### 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>		<b>62</b>
(39-54) <b>E</b>	<b>49</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	

299 Maplin Park, Slough, SL3 8YE

Price £225,000

- No Onward Chain
- Ground Floor Apartment
- Walking Distance to Langley Station (Elizabeth Line)
- Close by to Ofsted-Rated Schools
- Resident Parking Available
- 154 Year Lease
- Two Bedrooms
- Easy Access to Local Ammeneties
- Maplin Park Development
- Peppercorn Ground Rent, Service Charge £1330.07

# 299 Maplin Park, Slough SL3 8YE

The Flatman Partnership is delighted to bring to market this two-bedroom ground-floor apartment located on the ever-popular Maplin Park development. Offering excellent commuter links, the apartment is within walking distance of Langley Railway Train Station (Elizabeth Line) and allows easy access to M4/M25 motorway networks. Langley Village is close by benefiting from all local amenities on offer, with fantastic access to local Ofsted-Rated schools.

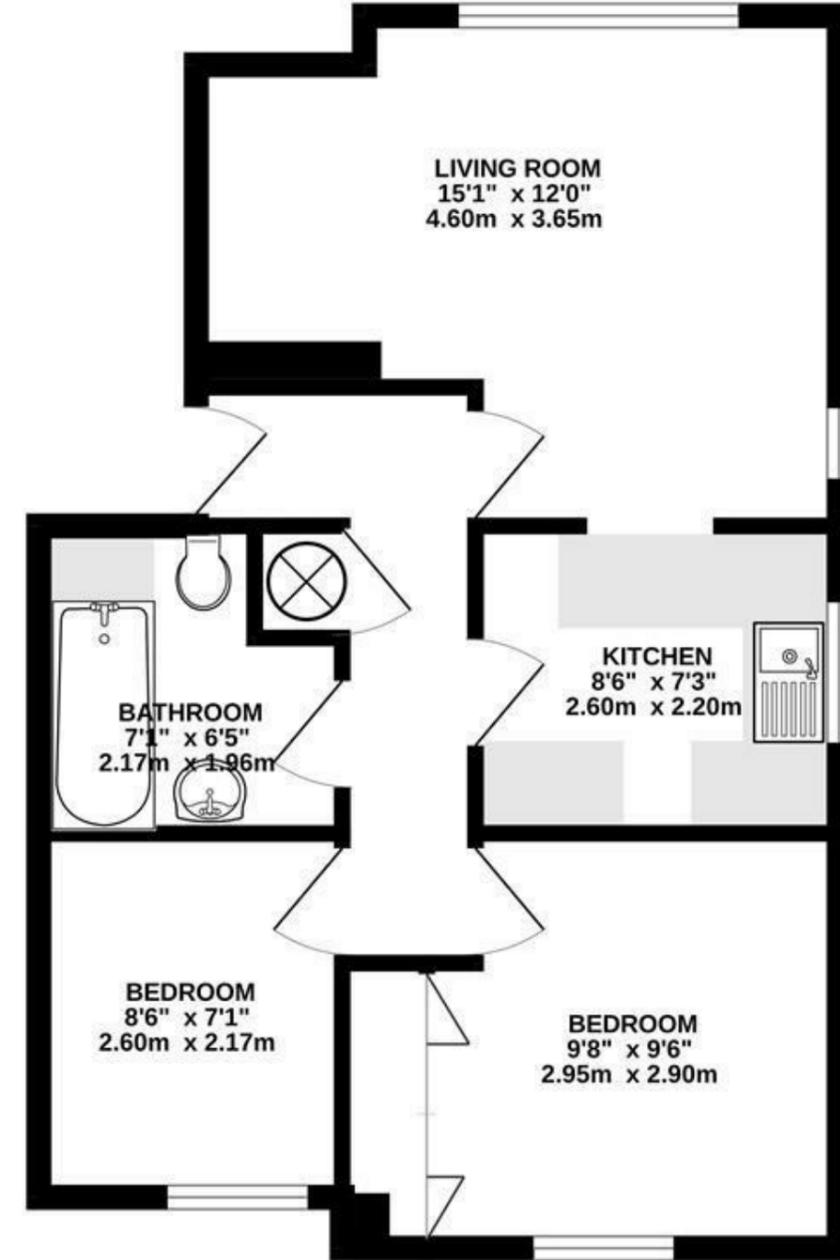
The property boasts an entrance hall, leading onto the living room, fully fitted kitchen, two double bedrooms, and three-piece family bathroom. Further benefits include a 154-year lease, peppercorn ground rent, and ample resident parking with additional visitor parking available. A perfect buy for any first-time buyer or investor, this property is not one to be missed!



Council Tax Band: C



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 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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