

## Directions

## Viewings

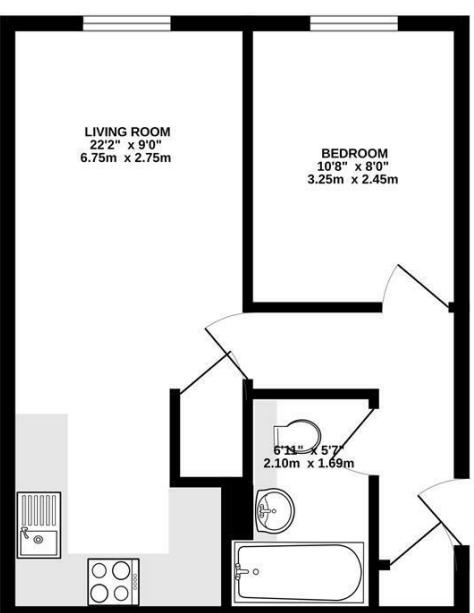
Viewings by arrangement only. Call 01753593888 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 377 sq.ft. (35.0 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 errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their working order or general condition. The services, systems and appliances shown have not been tested and no guarantee is given as to their working order or general condition. Made with Metropix 2024.



**36 Rockall Court, Slough, SL3 8EZ**

**£1,200 Per Month**

- One Bedroom Apartment
- Easy Access to M4 & M25 Motorways
- Allocated Parking
- Available 1st October 2024
- Ground Floor
- Walking Distance to Langley Railway Station
- Gas Central Heating
- Flexible furnishing

## 36 Rockall Court, Slough SL3 8EZ

The Flatman Partnership presents this ideally located ground floor one-bedroom apartment in the Langley Village, within walking distance to the Langley mainline railway as well as easy access to M4 & M25 motorways. Features include an entrance hall, a good-sized open plan living room & kitchen, one double bedroom, a family bathroom, gas central heating, and allocated parking. The property comes with flexible furnishing and is available from 1st October 2024.

