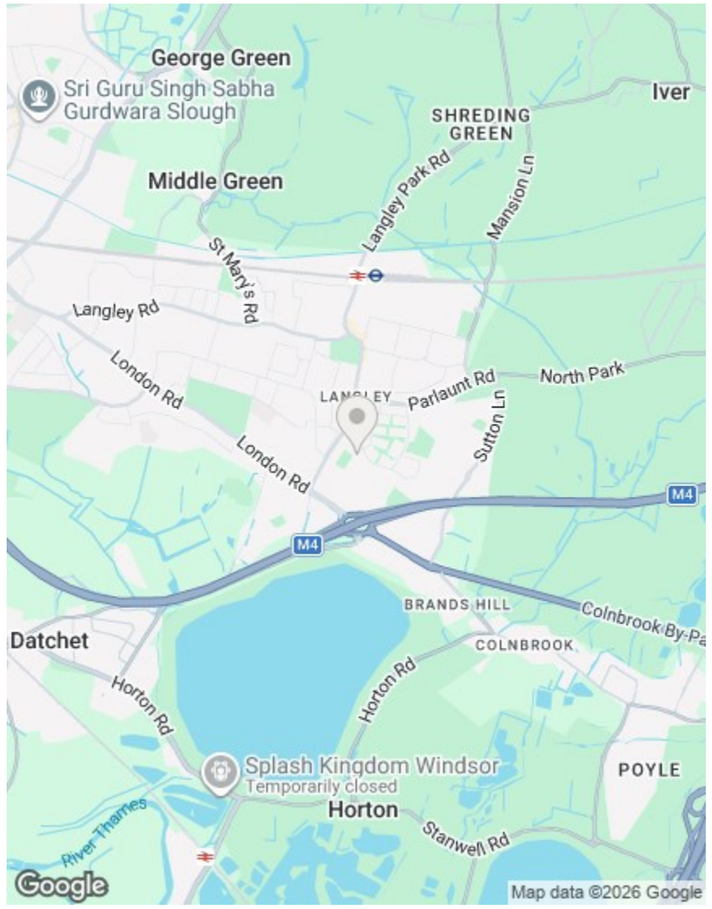


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

188 High Street, Langley, Berkshire, SL3 8LF
01753593888
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www.flatmans.com

the flatman partnership









38 Bridgewater Court Common Road, Slough, SL3 8JX

Price Guide £180,000

- Ground Floor One Bedroom Apartment
- Communal Grounds
- One Allocated Parking Space
- New 151 Lease on Completion
- Double Bedroom
- Within Walking Distance of Langley Station (Elizabeth Line)
- Ideal for First TIme Buyers or Investors

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38 Bridgewater Court Common Road, Slough SL3 8JX

The Flatman Partnership is pleased to offer this one-bedroom ground-floor flat in Bridgewater Court, Langley, for sale, an ideal opportunity for first-time buyers or investors.

The entrance hall leads to the bright living room, creating a sociable space for relaxing and entertaining. The adjoining kitchen is fitted with a range of wall and base units, an integrated oven, hob and extractor hood.

The double bedroom is just off the hall, as is the bathroom, with its white suite and a shower over the bath. The flat also benefits from double glazing, communal grounds and an off-street allocated parking space with ample parking for visitors.

Langley Station (Elizabeth line) is within walking distance, offering services into central London, and the M4 is close by for road links.

The lease currently has approximately 61 years remaining, and the vendors are arranging a 90-year extension to complete alongside the sale, taking the term to approximately 151 years.

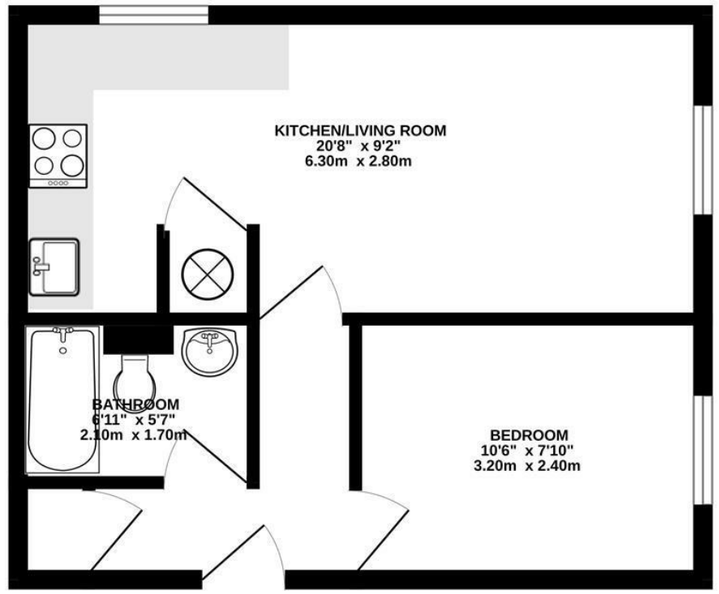
1 | 1 | 1 | D | Council Tax Band: B







GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 360 sq.ft. (33.4 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, emission 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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