

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

- Modern first-floor two-bedroom apartment
- Short walk along the canal to Langley Station (Elizabeth Line)
- Spacious 24ft living room with stylish open-plan fitted kitchen
- Gas central heating
- 113 Year Lease
- Located in the popular Waterside Grange development
- Excellent access to the M4 and M25
- Master bedroom with en-suite shower room
- Allocated parking space
- Ideal opportunity for first-time buyers and investors alike

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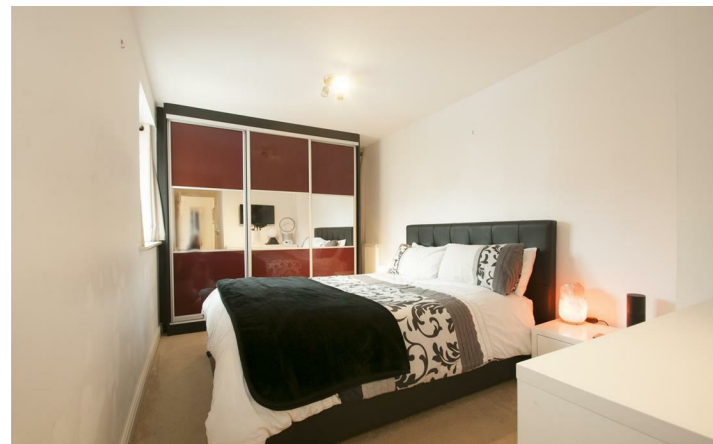
The Flatman Partnership are delighted to present this modern and well-appointed first-floor, two-bedroom apartment, ideally situated within the highly sought-after Waterside Grange development. Perfectly positioned for commuters, the property is just a short stroll along the picturesque canal to Langley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

Presented in excellent condition throughout, the accommodation comprises a welcoming tiled entrance hall, spacious 24ft living room, and stylish open-plan fitted kitchen. The master bedroom benefits from a contemporary en-suite shower room, complemented by a second generous double bedroom and fully tiled family bathroom. Further features include gas central heating and allocated parking.

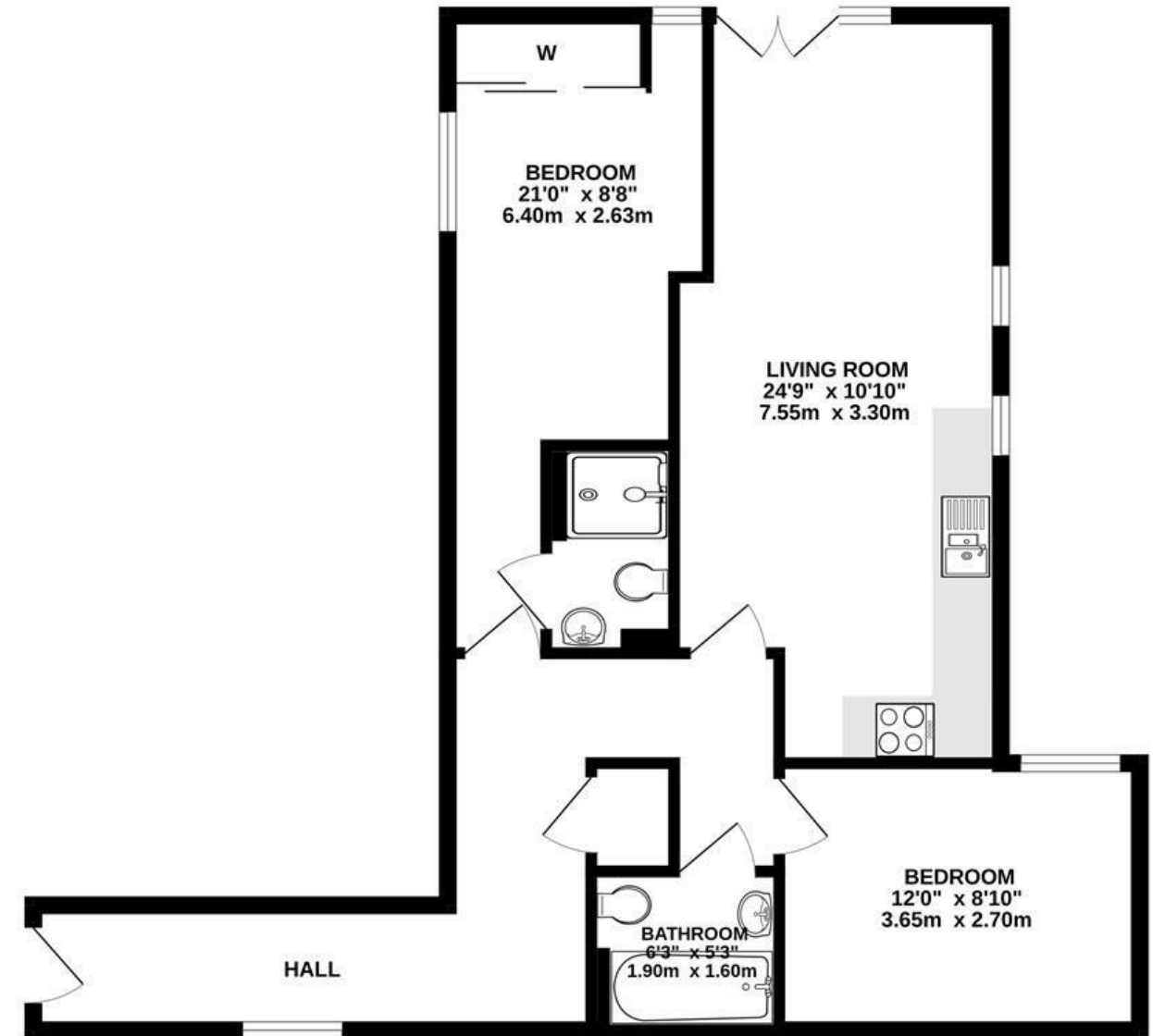
This superb apartment represents an ideal opportunity for first-time buyers and investors alike.



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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