

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



The Aylesbury, Plot 33 Axwell Place Montem Lane, Slough, Berkshire, SL1 2QG  
 Price Guide £250,000

- One Bedroom 2nd Floor Apartment
- Close to Local Amenities
- Open Plan Kitchen, Living, and Dining Area
- Private Balcony
- Ground Rent - Peppercorn; Estate Management Charge - £67pa; Service Charge - £909pa
- New Montem Square Development
- Access to Slough Train Station (Elizabeth Line)
- Storage & Utility Cupboards
- 999 Year Lease
- \*Images Are For Marketing Purposes Only\*

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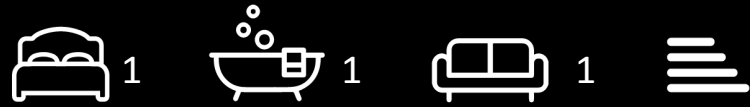
The Flatman Partnership are delighted to present this second-floor one-bedroom apartment in the stunning new development at Montem Square, offering convenient living in the heart of Slough just minutes from the town centre. Everyday conveniences, including supermarkets, healthcare services, local amenities and other essentials are all within a short drive.

The Aylesbury apartment offers a well-proportioned one-bedroom layout, centred around an open-plan kitchen, living, and dining space that opens onto a private balcony. It also includes a spacious double bedroom, a contemporary bathroom, and practical storage.

Montem Square is a thoughtfully designed development of 1 and 2-bedroom apartments and 3-bedroom homes, built with comfort, quality, energy efficiency, and community in mind. Homes feature modern layouts, high-specification fixtures and fittings, and are finished to a high standard.

Slough town centre features a mix of retail, services, and dining options, including the Queensmere Observatory Shopping Centre. Residents can also enjoy leisure options with Salt Hill Park and Activity Centre within walking distance and the nearby Ice Arena, offering green space, sports facilities, and family activities.

Excellent commuter links are a further advantage, with Slough Train Station providing direct services to London in as little as 18 minutes and access to the Elizabeth Line, while the M4, M25, and Heathrow Airport are all around 15 minutes away.



Council Tax Band: New Build

