



## 2 bed apartment to buy in SL3

Sovereign Heights, Slough, Slough,  
Berkshire, SL3 8PY

**£210,000** Starting Bid

🛏 x2 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Two bedroom Second floor
- ✓ One allocated parking space and ample residents bays
- ✓ Estimated rental return £1,550pcm
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Sitting just off of London Road in a gated development, this two bedroom second floor apartment is offered to the market in a fair condition throughout, offering an opportunity for renovation to the new owners taste, presenting the perfect opportunity for first time buyers/ investors and those looking for a comfortable living space. The property is ideally located with easy access to Heathrow as well as local schools and the Elizabeth line station.

Overall, the property extends to 666 square feet and comprises a spacious living area, alongside an open plan kitchen that houses ample storage, a family bathroom and two good sized double bedrooms.

Externally, the property also offers both allocated parking for residents, and additional spaces for visitors as well as well maintained communal areas.

### Lease Information

Length of lease- 978 years (approx)

Service charge- £836 (6 months)

Ground rent- £541 per annum

Estimated rental return- £1550 per month

### Transport Links

### NEAREST STATIONS

Langley - 1.2 miles)

Sunnymead - 1.5 miles

Dtachet - 1.7 miles

Local Schools

PRIMARY SCHOOLS:

Foxborough Primary School

0.1 miles away

Holy Family Catholic Primary School

0.4 miles away

Marish Primary School

0.6 miles away

Langley Hall Primary Academy

0.8 miles away

SECONDARY SCHOOLS:

Langley Grammar School

0.7 miles away

The Langley Academy

0.9 miles away

St Bernard's Catholic Grammar School

1.7 miles away

Churchmead Church of England (VA) School

1.8 miles away

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 978

Annual Ground Rent Amount: £541.00

Annual Service Charge Amount: £1,672.00

Price: Starting Bid £210,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**Sovereign Heights**  
Approximate Floor Area = 61.93 Square meters / 666.61 Square feet

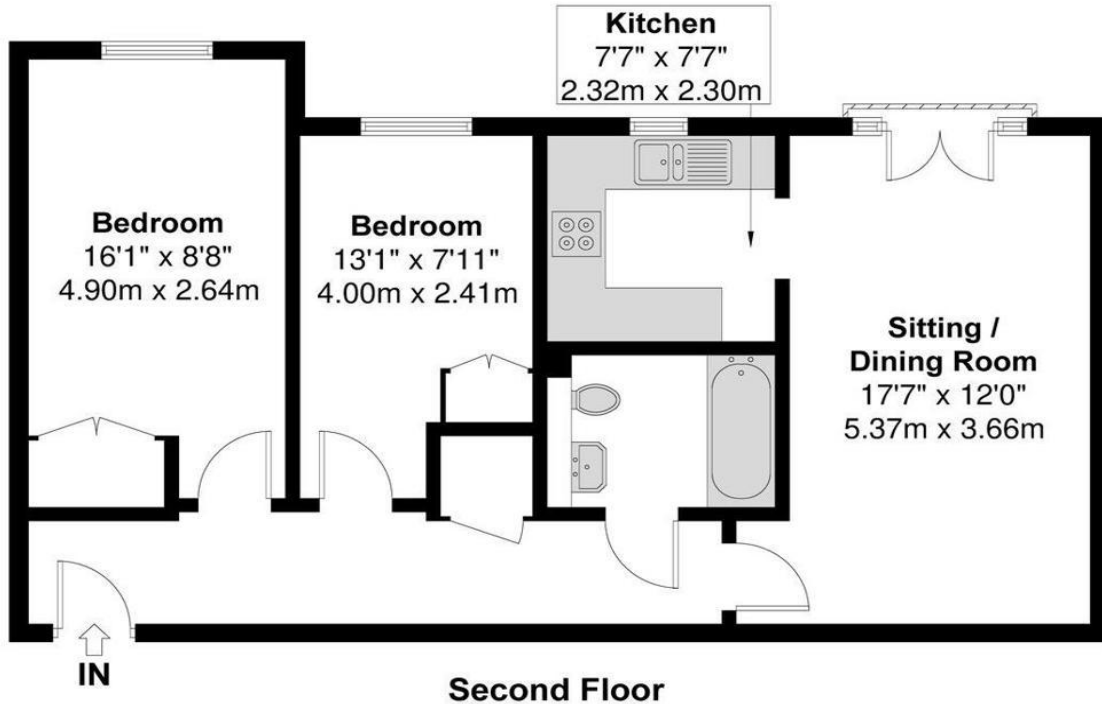


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	77	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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