



## 2 bed apartment to buy in SL1

Tuns Lane, Slough, Berkshire, SL1 2WN

**£170,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Third Floor Apartment
- ✓ Two Double Bedrooms
- ✓ Allocated Underground Secure
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ 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

For Sale: An impressively spacious and modern 2-bedroom third floor apartment in the heart of Slough. This highly desirable property boasts a stunningly sleek and contemporary interior design.

The apartment comprises two generously-sized double bedrooms, each featuring ample storage space for personal belongings. The master bedroom benefits from an en-suite bathroom fitted with premium fixtures and fittings, while a secondary family bathroom services the second bedroom.

The open-plan living space is a notable highlight of this apartment, featuring a versatile layout. This very amiable family space is perfect for socialising and relaxing, and seamlessly integrates with the stylishly minimalist kitchen. The kitchen benefits from contemporary fixtures, high-end appliances and a useful amount of worktop and storage space.

This residential sale presents a fantastic opportunity to own a chic city property with great access to local amenities and transport links. Set within a secure building in Slough, this apartment represents city living at its finest. The property is only a stone's throw away from various restaurants, shops, and parks, providing entertainment for everyone. Notably, it also offers a fast commute to London, perfect for professionals working in the city.

### Communal Entrance

Entry phone system, stairs and lift to all floor

### Third Floor Communal Landing

Door to:

### Entrance Hall

Entry phone system, storage cupboard, laminate floor

Lounge/ Diner 13' 9" max x 13' 6" max ( 4.19m max x 4.11m max )

Front aspect window, laminate floor, door to private balcony

Kitchen 10' 9" x 7' 1" ( 3.28m x 2.16m )

Range of wall & base units, four ring integrated electric hob with oven under, integrated fridge/ freezer, one and a half bowl sink drainer unit with mixer tap, plumbing for washing machine

Bedroom One 15' 8" max x 10' 5" max ( 4.78m max x 3.17m max )

Front aspect window, laminate floor, built in cupboard

En-Suite

Shower cubicle, wash hand basin, WC, heated towel rail, shaver point, extractor fan

Bedroom Two 10' 9" x 8' 5" ( 3.28m x 2.57m )

Front aspect window, laminate floor

Bathroom

Bath with mixer tap, WC, wash hand basin, heated towel rail, shaver point, extractor fan

Outside

Communal court yard area, underground secure allocated parking space

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £4,000.00

Price: Starting Bid £170,000

Property Type: Apartment

Parking: Allocated, Underground

Construction materials: Brick and block

Roofing type: Flat

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

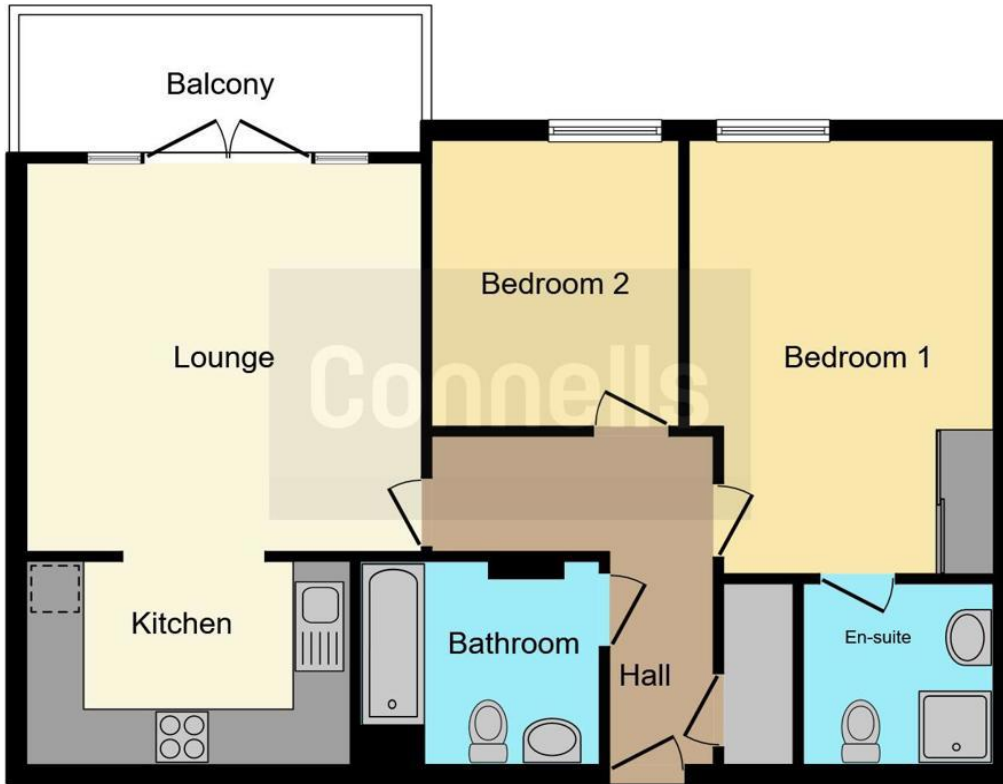
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(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:  
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