



308 Walpole Road, Slough, Berkshire, SL1 6PP

Asking price £200,000 *Leasehold*

Located on the ever-popular Burnham Gate development close to Burnham Station and the M4 is this refurbished first-floor one-bedroom apartment which would make an ideal purchase for first-time buyers or investors.

- One bedroom apartment
- Easy access to M4/M25 & M40
- Ideal for first-time buyers
- Walking distance to the mainline station
- Recently decorated throughout
- Newly fitted kitchen
- Long remaining lease
- Ample parking
- Lounge/diner
- Double bedroom with built-in wardrobes
- First floor
- EPC: C



Located on the ever-popular Burnham Gate development close to Burnham Station and the M4 is this refurbished first-floor one-bedroom apartment which would make an ideal purchase for first-time buyers or investors.

The property in brief boasts; an entrance hallway, a large lounge/diner, a recently refurbished kitchen with integrated appliances, a double bedroom with built-in wardrobes and a modern bathroom. Further benefits include; residence parking, electric heating and long remaining lease.

Leasehold Notes

There are 160 Years remaining on the lease. The annual charge ground rent and the service charge is £1440.00 per annum including water.

Council Tax band B. EPC band C.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

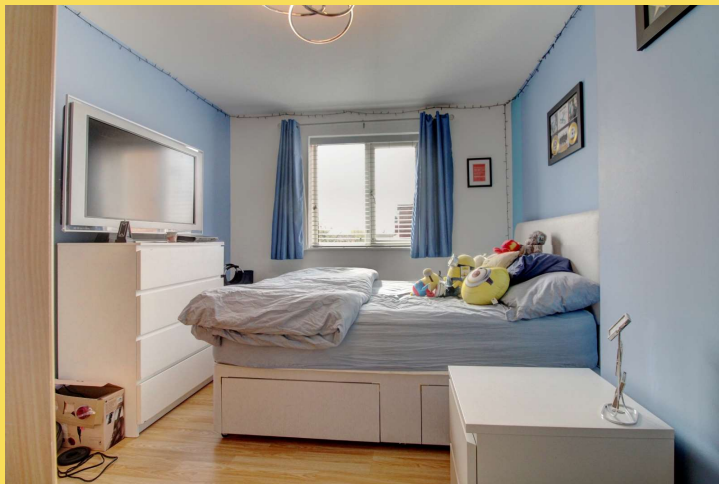
Agents Note

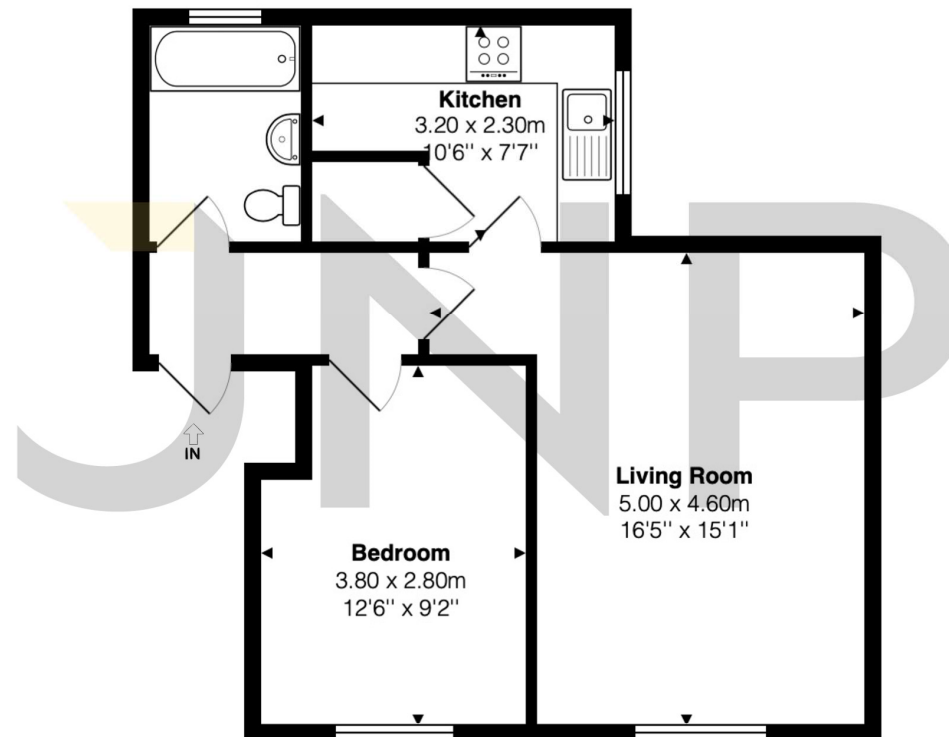
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recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 43 SqM (463 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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