

Flat 1, Medlar Court, Uxbridge Road, Slough, Berkshire, SL2 5NX

£154,950

Leasehold



Offered to the market in good condition is this good-sized one bedroom ground-floor apartment with no-onward chain.

This property is located on the popular Uxbridge Road, with Slough High Street only 0.7 Miles away, whilst commuters will be pleased to know that Slough Train Station and Future Crossrail line is only 1.0 Mile away. Motorways M40, M25 and M4 are all easily accessible and there is a bus service stopping along the Uxbridge Road regularly.

Ideal for investors and first time buyers, this home offers a large living room, a good-sized kitchen in good condition, a large double bedroom with built-in storage and a spacious en-suite. This flat retains the front garden of the property, whilst also having access to the communal gardens. The flat also offers 2 allocated parking spaces in the car park (accessed via Rochfords Gardens) and ample visitors spaces are also available.

The lease for the property is 93 Years, and service charges and ground rent total £1200 Per year which would include building insurance.

EPC Rating: F / Council Tax Band: B

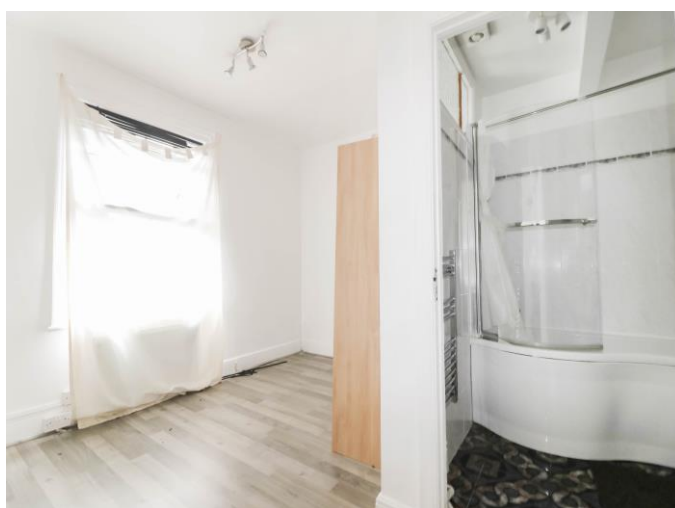
**Tenure: Leasehold**

**Lease Remaining: 93 Years Remaining**

**Service Charge & Ground Rent: £1200 Per Annum**

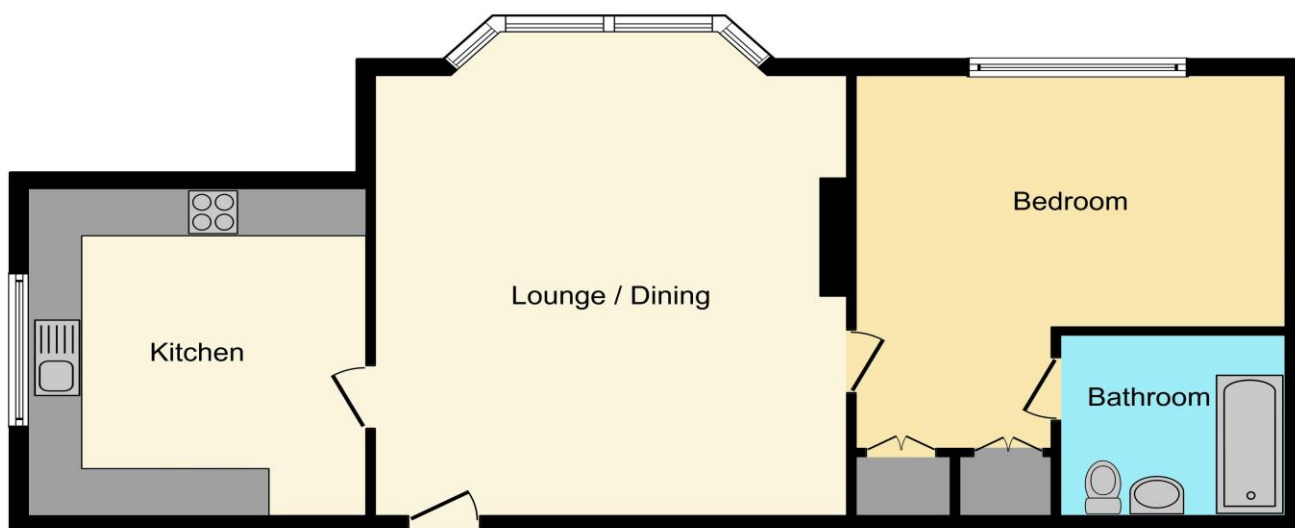
**NB: All leasehold information must be verified by your solicitor.**

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor area 75.0 sq. m. (807 sq. ft.) approx

Total floor area 75.0 sq. m. (807 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.