



Memorial Avenue, Slough, Berkshire, SL1

Offers Over: £300,000

 Benham
& Reeves

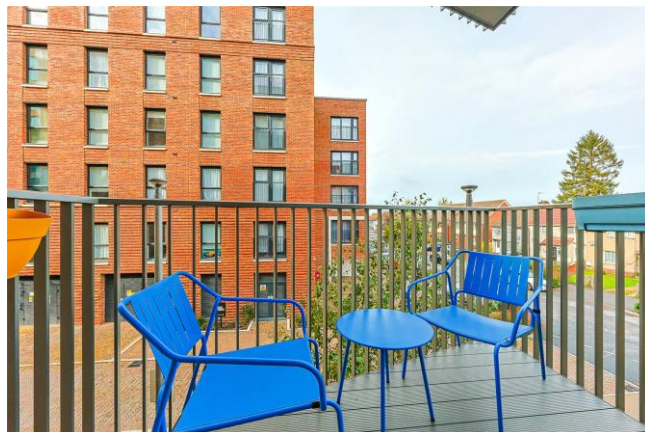
Memorial Avenue, Slough, Berkshire, SL1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stylish two bedroom apartment located on the first floor of Darjeeling House. This immaculate home spans a comfortable 703 square feet (approx.) and boasts a custom designed kitchen with a stone worktop, tiled backsplash and integrated Bosch appliances. The living area is flooded with natural light from its Western aspect and enjoys access to a private balcony. Both bedrooms are carpeted with bedroom one having the added luxury of built in wardrobes and ensuite. The ensuite and family bathroom are stylishly fitted with Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer, tiled niche within shower area and above the WC with feature mirror to the back wall and tiled porcelain flooring. Further benefits of this contemporary home include Karndeian timber effect flooring, utility cupboard with washing machine, electric panel heaters throughout and lifts serving all floors.

Welcome to Horlicks Quarter – an amazing new neighbourhood in Slough, in the county of Royal Berkshire, just 6.4 km (4 miles) from historic Windsor and just one stop (15 minutes) by train to London. Here, on the site where the globally-popular malted milk drink Horlicks was produced for more than a century, you will find quality new homes set in beautiful surroundings, landscaped parks and gardens with tranquil water features. There is a central square with a proposed café, nursery, gym, cinema room and many more residents' facilities. Slough sits at the heart of beautiful countryside, close to some of southern England's most picturesque towns and villages, including Henley-on-Thames, famous for rowing on the River Thames, and Bray with its six Michelin-starred restaurants. There is so much to do and see here – from the majestic Burnham Beeches wood and golf at nearby Stoke Park Country Club, to excellent shopping at Windsor and Westfield London.

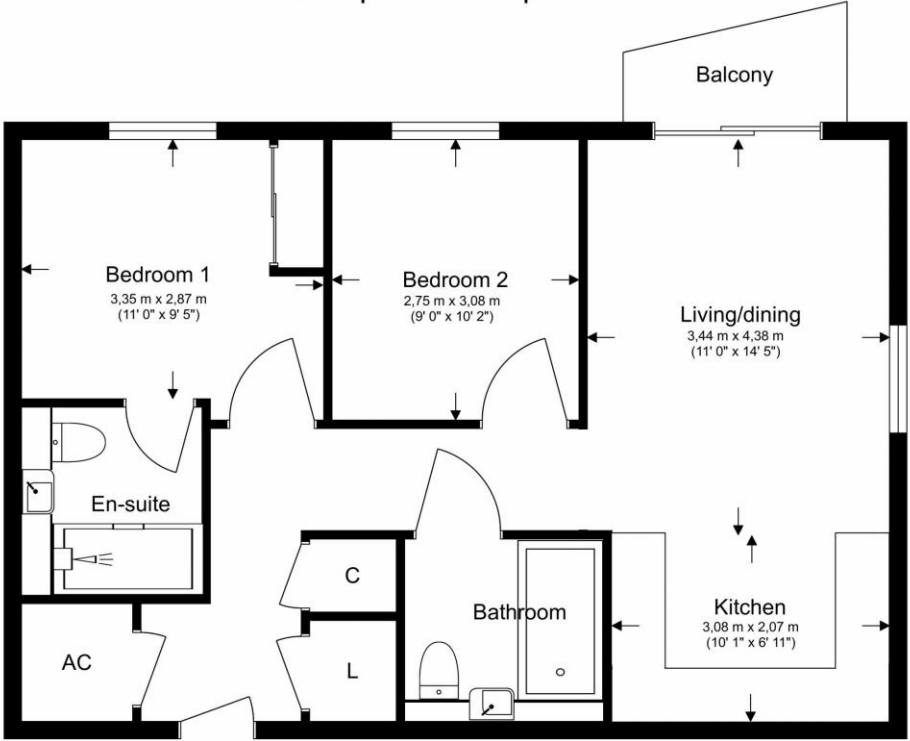




Property Features:

- Stylish Two Bedroom Apartment
- Two Bathrooms
- Circa. 703 Square Feet
- First Floor
- Western Aspect With Private Balcony
- Onsite Nursery, Cafe & Co-working Hub Space
- Residents' Lounge, Concierge, Gym & Cinema Room
- Slough Station (Elizabeth Line & Great Western Railway)

First Floor
 Total Gross Internal Area
 65 Sq/m - 703 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over:	£300,000
Tenure:	Leasehold Expires 31/12/3019 Approximately 993 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£2,449.86 (per annum) to June 2026
Anticipated Rent:	£1,800.00 pcm Approx. 7.2% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: EAL250013

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