



Maplin Park, Slough, SL3 8YD
£195,000

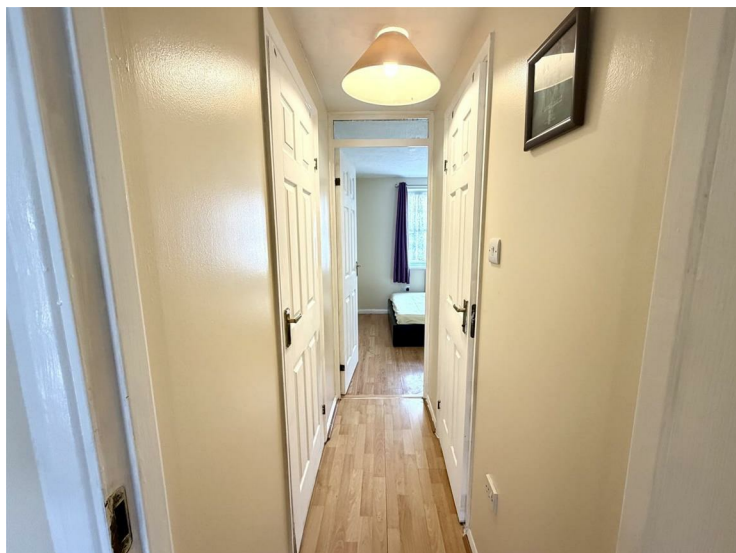
A well maintained and modernised one-bedroom ground floor maisonette, offered to the market with no onward chain and situated within the popular Maplin Park development. The accommodation comprises a bright and welcoming 16ft open-plan living and dining area, providing a versatile space for relaxing, dining and entertaining.

The adjoining kitchen is fitted with a range of modern units, laminate worktops and integrated appliances, including an electric cooker and stainless steel sink with mixer tap. There is also space for a washing machine and fridge freezer. The fully tiled bathroom features a shower, modern fittings and an extractor fan. The well proportioned bedroom benefits from natural light and provides a comfortable space for rest and relaxation. Useful internal storage further enhances the practicality of the accommodation. Externally, the property benefits from its own private, low maintenance front garden, providing an additional sense of privacy and independence, together with ample communal parking for residents and visitors.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

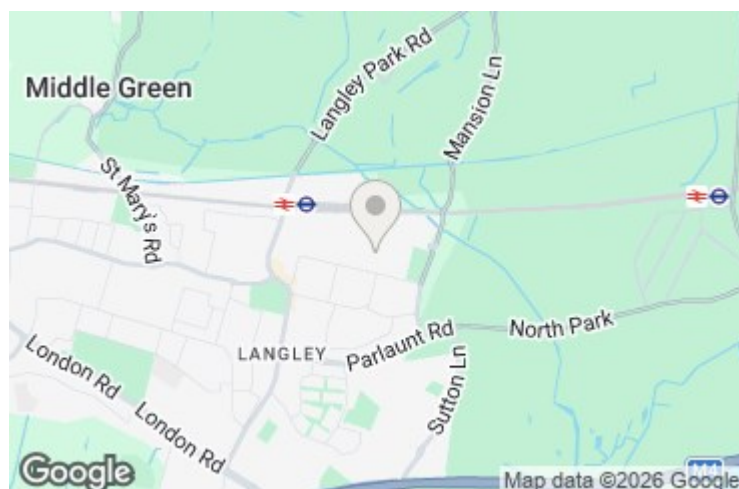


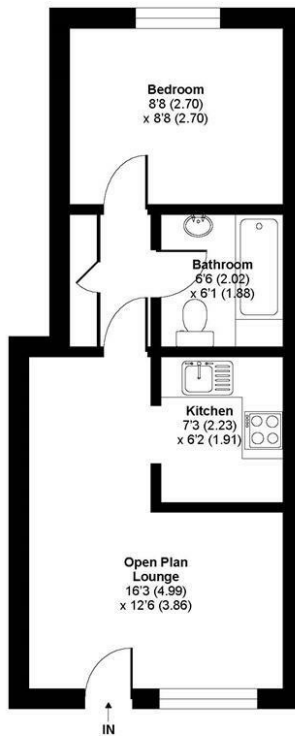


Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

We understand that the property may be subject to a service charge and/or maintenance charge but have not been able to verify the terms and conditions. We advise that all interested parties should obtain verification and confirmation of any charges through their solicitors or surveyor.





GROUND FLOOR

Maplin Park, Langley SL3 8YD

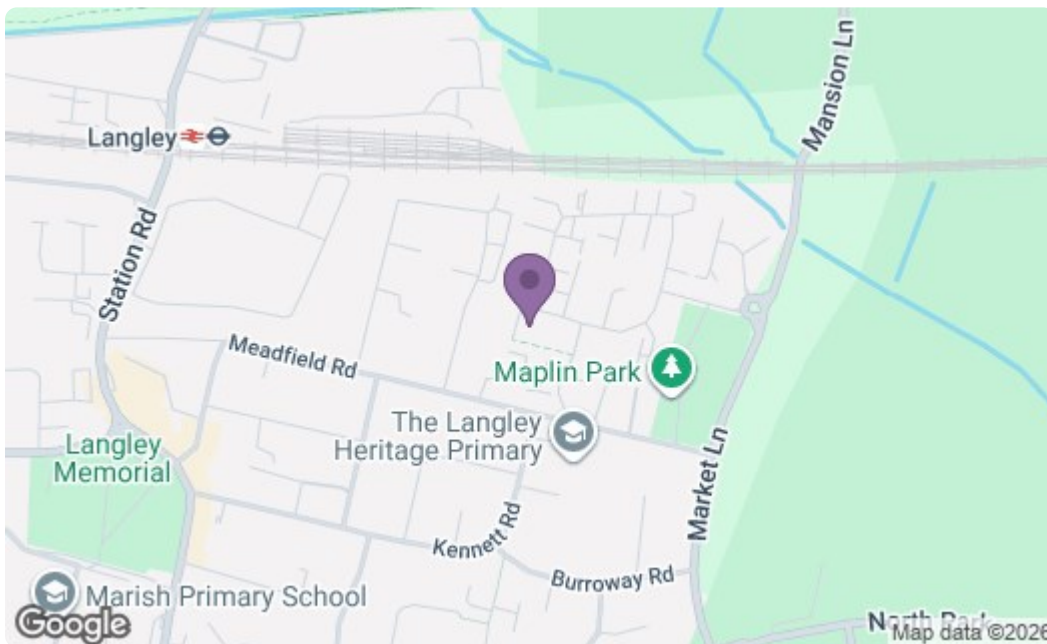
Approximate Internal Area = 373 sq ft / 34.6 sq m

Approximate External Area = 467 sq ft / 43.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © 2023



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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