



24 Church Street, Chalvey, Slough, Buckinghamshire, SL1 2PE  
£275,000

 **HORLER**

## 24 Church Street, Chalvey, Slough, Buckinghamshire, SL1 2PE

Situated on Church Street in the popular Chalvey area of Slough, this well-presented two-bedroom first-floor maisonette offers an excellent opportunity for first-time buyers and investors alike. Presented in good decorative order throughout, the property is ready to move into and provides comfortable, low-maintenance living.

The accommodation is bright and well-proportioned, offering a practical layout designed to suit modern lifestyles. A particular advantage is the impressive lease term, with approximately 173 years remaining, providing long-term peace of mind and enhancing the property's appeal.

Conveniently located close to local amenities, schools and excellent transport links, including easy access to Slough town centre and the Elizabeth Line, this attractive maisonette combines convenience, value and lifestyle, making it an ideal choice for those looking to step onto the property ladder or expand their investment portfolio.



Inside, the property offers a practical and well-laid-out living space. The two bedrooms are both well-proportioned, providing comfortable accommodation. The living room is bright and welcoming, while the separate kitchen is a good size and well-equipped, with ample room for storage and everyday use. The bathroom is finished in a clean, functional style.

Externally, the maisonette benefits from its own private rear garden, offering useful shared garden.

The location provides easy access to local shops, schools, and transport links, with Slough town Centre and the M4 within reach. The property also benefits from off street allocated parking

Overall, this property combines generous accommodation, a long lease, and a private garden, making it a sensible and appealing purchase in today's market. Viewings are recommended to appreciate the condition and layout.

#### **General Information:**

Lease Length Remaining: Approx. 173 years

Current Service Charge: Approx. £60.00 per month

Current Ground Rent: Aproxx. £10 per year

Council Tax Banding: B

#### **Legal Note:**

\*\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*.





