

## The Lavenham at Montem Square

Montem Lane , Slough, SL1 2QG

£350,000



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Discover modern living in this stunning 2 bedroom ground floor apartment, offering a bright and airy open-plan kitchen, living, and dining area, perfect for relaxing or entertaining. The stylish kitchen is fitted with sleek units and integrated appliances, making meal preparation a pleasure.

The spacious hallway features a utility cupboard and an additional storage cupboard, providing plenty of practical space. Both double bedrooms are generously sized, with space for a wardrobe or a study area if desired. Bedroom 1 benefits from a luxurious en-suite, while a further main bathroom, both equipped with Roca sanitaryware and stylish tiling, completes this elegant apartment.

The property has access to parking and is located on the outskirts of Slough, offering easy access to local amenities and leisure opportunities. With excellent transport connections via the nearby railway station and the M4 motorway, this apartment is ideal for those seeking a well-connected, comfortable lifestyle.

Interested? Please contact our New Homes team to find out more, or to book a viewing.



- Two bedroom 760 sq ft apartment
- Open plan kitchen/living/dining area
- Stylish kitchen with integrated appliances; Contemporary Roca sanitaryware in bathrooms
- Ideal for young professionals, first-time buyers, commuters and investors
- Convenient to Slough station, M4 motorway and Heathrow Airport





## Further details

Council tax band New Build

Measurements:

Kitchen/Dining/Living: 15'8" x 11'5"

Bedroom 1: 12'4" x 11'3"

Bedroom 2: 14'3" x 9'4"

Bathroom: 7'1" x 6'6"

Parking:

Parking is available on the development. Each home owner can apply for a Parking Permit and parking will be available on a first come first serve basis within the available spaces.

Local Authority: Slough Borough Council

Council Tax Band: New Build - To be confirmed

Estate charge: £67.00 per annum

Predictive EPC Rating: The developer is in the process of obtaining a rating.

Leasehold: 999 year lease reducing by the number of months that have passed between the first legal completion of an apartment on the development and the legal completion of this plot

Service charge: £909 per annum (this is an estimated figure whilst the management company confirms the budget)

Ground Rent: Peppercorn

The development has open space incorporated into the scheme and consists of 202 homes.

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

Services:

Water: Mains supply

Drainage: Mains supply

Electricity: Mains supply

Heating: Electric Panel Heaters plus Hot Water Heat Pump Cylinder

Broadband Connection: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: The developer is unaware of any signal coverage issues, however we recommend potential buyers check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

The property is currently awaiting building control sign off, this will follow completion of the property.

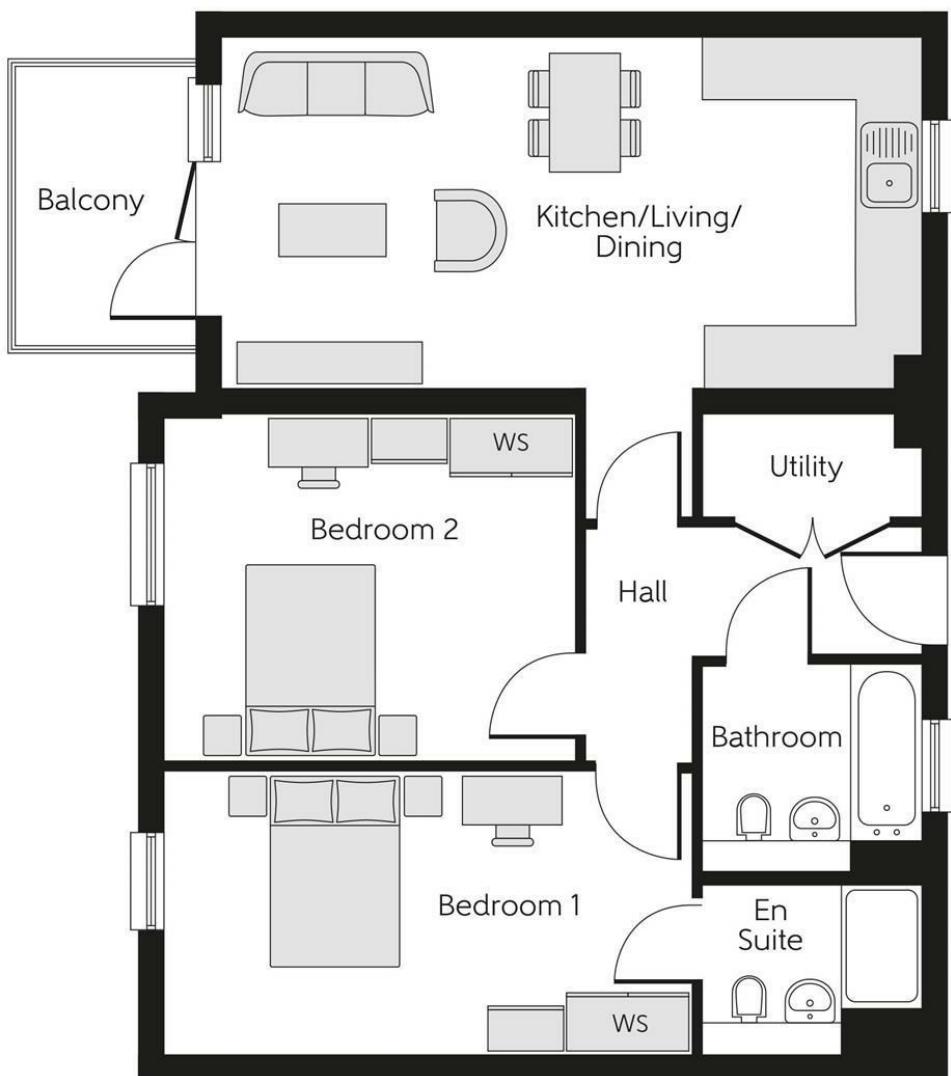
We have not seen a full copy of the lease, and therefore we are not aware of any specific covenants, onerous restrictions, easements, servitudes or wayleaves relating to the property. Home owners will need to apply for a pet licence in order to keep a pet in the property.

The property is located on the ground floor. There is no lift access in the block.

Agents Note:

The photographs and CGIs are used for illustrative purposes only and depict typical interiors from Bellway Homes. They do not reflect the layout and finishes of this home.

## Floorplan



Please contact our New Homes team to find out more, or to book a viewing.

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The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.