



## 2 bed flat to buy in SL2

73-79 Rokesby Road, Slough, Berkshire,  
SL2 2ED

**£170,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ TWO DOUBLE BEDROOM SECOND FLOOR PURPOSE BUILT FLAT
- ✓ WITHIN CATCHMENT OF LYNCH HILL PRIMARY & LOCAL GRAMMER SCHOOLS
- ✓ EASY ACCESS TO ELIZABETH LINE TRAIN STATION, M4 AND M40 MOTORWAYS

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

• \* NO ONWARD CHAIN \*\* A spacious two double bedroom second floor purpose built flat conveniently located in a popular residential area and situated close to local amenities, within catchments of local Lynch Hill Primary, Secondary and Grammar Schools. The property briefly comprises open plan living room/kitchen, two double bedrooms with en-suite to master bedroom, and family bathroom. Further benefits communal off street parking for residents, communal rear garden, double glazing, and a 105 year lease remaining.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 105

Annual Service Charge Amount: £1,500.00

Price: Starting Bid £170,000

Property Type: Flat

Parking: Off Street, Communal

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

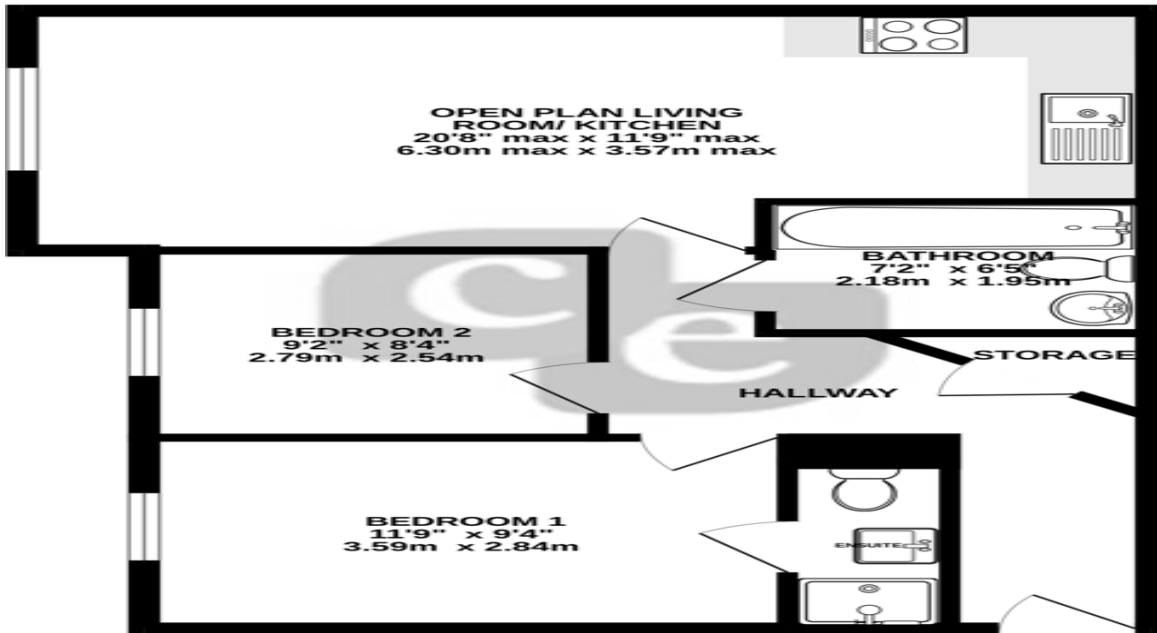
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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