



Leslie  
& Co.

HURRICANE COURT, SLOUGH, SL3

Guide Price: **£200,000**



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## About the property

What the owner loves:

When we first visited the flat, we were instantly drawn to the many windows, the amount of light they bring into the flat, the high ceilings, space and open feeling and the quality of everything. We were the first to own the flat after it had been built, the building itself had previously been an office space. The standard of finish and quality of the details really stood out to us, especially after having viewed lots of other new build flats. It was also hugely appealing as something different to anything else we had seen with the giant curve in the main room.

We are south facing, so sun and light all day, during the winter and with the lower sun, this warms up the flat beautifully (regularly reaches 25 degrees without the heating on!). Fortunately, there is an awning outside above the windows, so during the summer months with the sun high in the sky, we get very minimal direct sunlight meaning the flat doesn't become unbearably hot, especially as there are so many windows that can be opened.

We also love how quiet the flat is, and with the light, high ceilings and space in the main room, it brings a very relaxing and peaceful atmosphere. It really feels like an oasis.

## Key features

- South-west facing apartment
- Flooded with natural light
- Impressive high ceilings
- Striking curved living space
- Peaceful private setting
- Excellent transport links
- Allocated parking space
- Fantastic amenities nearby
- Manicured communal gardens
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

## Material information

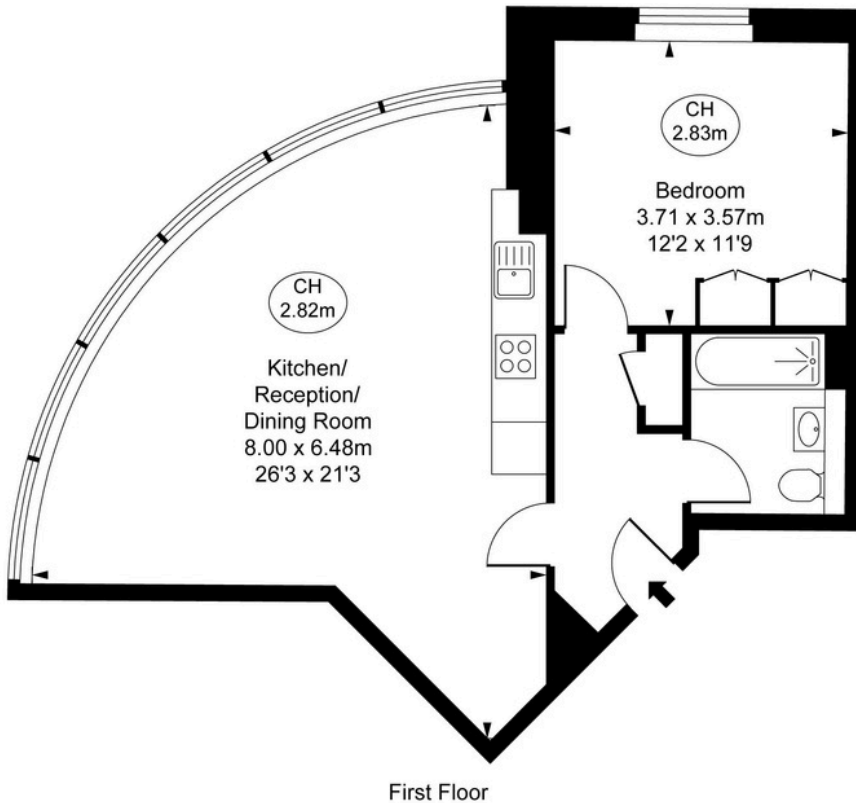
- Tenure - Leasehold
- Council Tax Amount - £1814.24 (Band C)
- Guide Price - £250,000
- Lease Start Date - 01/01/2020
- Lease Duration - 999 years
- Lease Years Remaining - 992 years
- Service Charge - £1800 yearly



Hurricane Court, SL3  
 Approximate Gross Internal Area  
 58.65 sq m / 631 sq ft



( CH = Ceiling Heights )



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fuham Performance



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		