



BENJAMIN LANE,
WEXHAM, SLOUGH, SL3 6AB

GUIDE PRICE
£280,000

BENJAMIN LANE



PROMINENCE ESTATES

- Two Bedroom Split-Level Apartment
- Two Allocated Parking Spaces
- Two External Storage Cupboards

A beautifully presented two bedroom split-level apartment with two allocated parking spaces, ideally positioned adjacent to Wexham Park Hospital and offered with approximately 980 years remaining on the lease. This spacious home combines modern open plan living with well proportioned bedrooms, making it an excellent purchase for first-time buyers, investors, or those looking to downsize. Further benefits include two external storage cupboards, integrated kitchen appliances, and excellent transport connections into Slough and London.

The property is accessed via a private entrance hallway with stairs rising to the first floor accommodation. The main living space features a bright and airy lounge/diner with dual rear aspect windows, flowing seamlessly into the modern open-plan kitchen fitted with a range of wall and base units, integrated appliances, and ample worktop space. To the second floor are two generous double bedrooms, including a principal bedroom with fitted wardrobes, alongside a contemporary family bathroom complete with shower over bath, heated towel rail, and stylish tiled finishes.

Externally, the property benefits from two allocated parking spaces along with two useful external storage cupboards, providing excellent additional storage rarely found in similar properties. The development is well maintained and offers a practical low-maintenance lifestyle ideal for

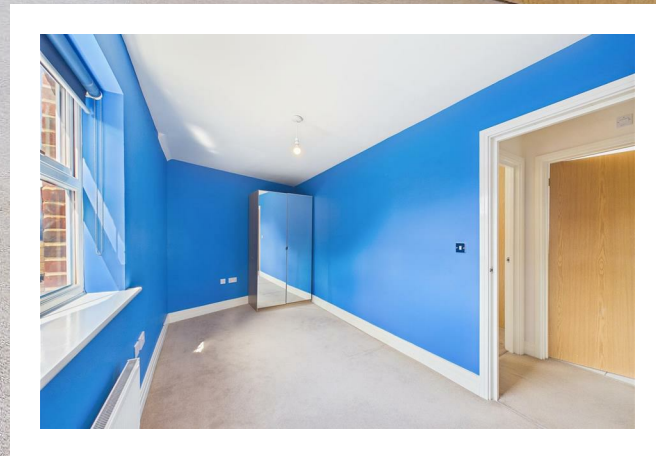
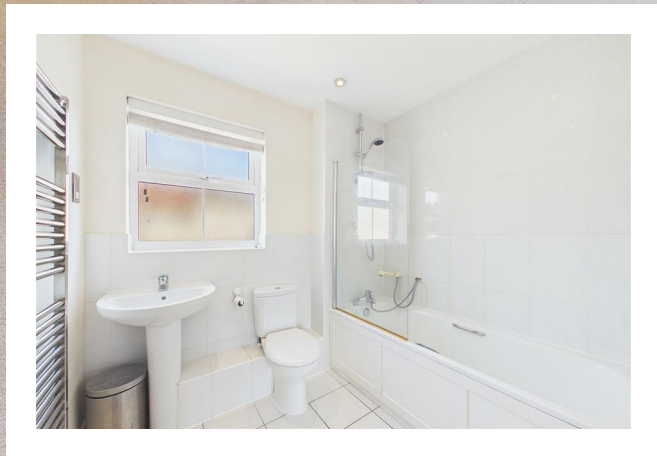
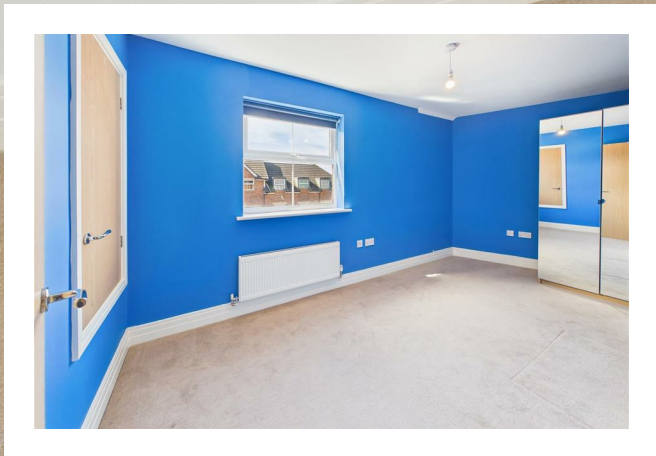
- Approximately 980 Years Remaining on Lease
- Open Plan Kitchen & Lounge/Diner
- Adjacent to Wexham Park Hospital & Excellent Transport Links

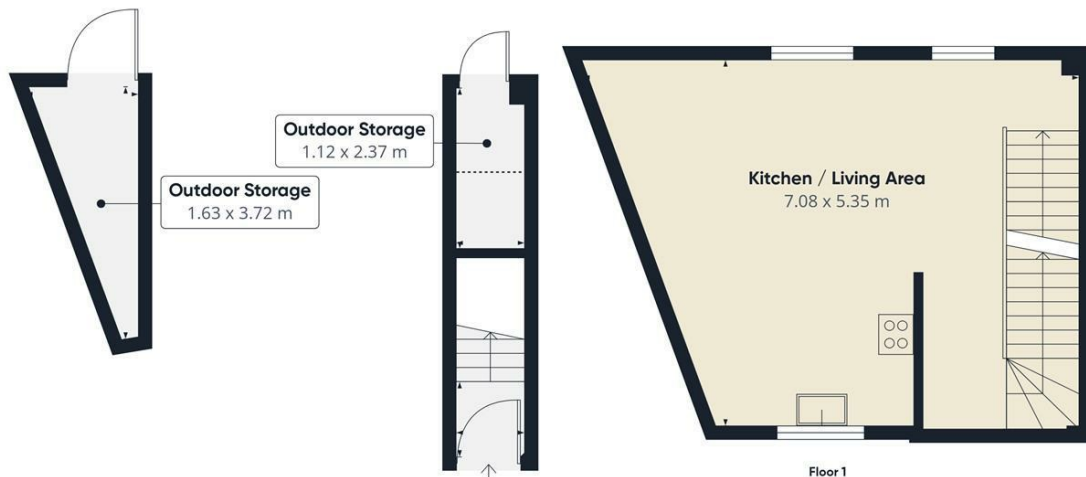
busy professionals or commuters.

Situated within the highly sought-after area of Wexham, the property is perfectly located for access to Wexham Park Hospital, making it ideal for healthcare professionals. A range of local amenities, supermarkets, and convenience stores are all within easy reach, including Tesco Superstore and Slough town centre retail facilities. Families are well catered for with nearby schools including Iqra Slough Islamic Primary School, Khalsa Primary School, and several highly regarded grammar schools including Herschel Grammar School and Langley Grammar School. Excellent transport links include regular bus routes, quick access to the M4, M25 and A4, and Slough Elizabeth Line Station approximately two miles away, offering direct connections into Central London and beyond.

Kitchen / Living Area	23'2" x 17'6"
Bedroom 1	15'9" x 9'10"
Bedroom 2	16'5" x 7'3"
Bathroom	7'4" x 6'3"
Outdoor Storage 1	5'4" x 12'2"
Outdoor Storage 2	3'8" x 7'9"







Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	79	
(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



Prominence Estates
5 Queen Isabels Avenue,
Cheylesmore,
Coventry,
CV3 5GE

02476 309 826
sales@prominenceestates.com
www.prominenceestates.com


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