



Connells

Upton Park
Slough



Property Description

A fantastic opportunity to purchase a one-bedroom top floor flat located on a popular private road in Slough. Situated within walking distance to the Elizabeth Line Train Station and High Street. It benefits electric heating, open plan kitchen with living area and offers no chain.

Entrance

Via communal hallway via communal door, direct access to winding staircase leading to the third-floor landing with access to door to the apartment. Door leading into:

Living Area

10' 9" max x 9' 3" max (3.28m max x 2.82m max). Laminate flooring, dado rails, doors to bedroom and shower room, direct access to the kitchen, TV point, telephone point, single glazed window to the front aspect.

Kitchen Area

6' 4" x 4' 4" (1.93m x 1.32m)

Fitted with a range of base and wall mounted units, single bowl asterite sink drainer unit set to work top surfaces with splash back tiling, electric integrated oven with gas hob and cooker hood over, space for automatic washing machine, space for low level fridge/freezer.

Shower Room

Fitted with a shower cubicle, wash hand basin and low-level WC, benefiting from Mira shower, extractor fan to the ceiling and shaver point with light.

Bedroom

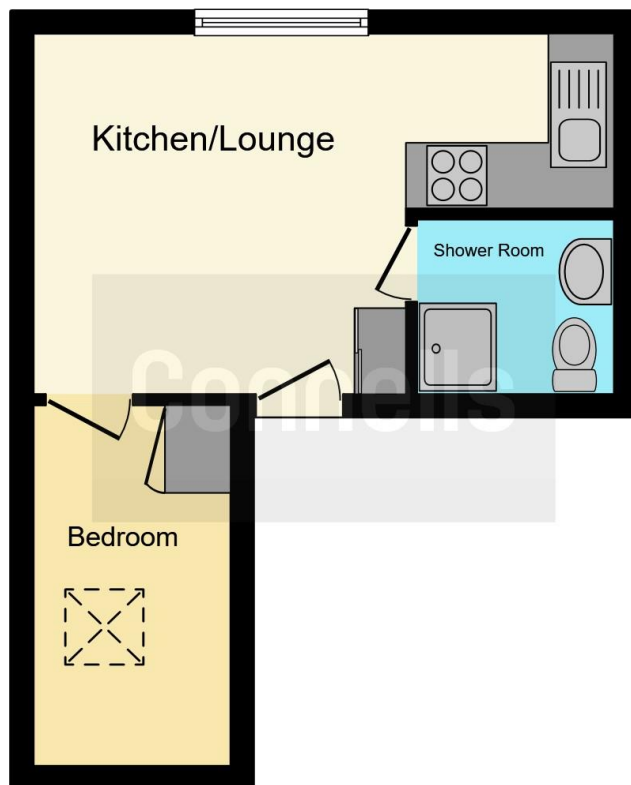
11' x 6' (3.35m x 1.83m)

Door to built in wardrobe with storage above, velux style double glazed window to the side aspect, radiator, telephone point, wall mounted lights.

Outside

Communal gardens to the rear, communal parking gravelled to the front.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/SGH309663](https://www.connells.co.uk/Property/SGH309663)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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