



Connells

Elvian House Nixey Close
Slough



Property Description

A fantastic opportunity to purchase this well presented one bedroom apartment nestled in a quiet location in Slough. It offers the perfect blend of convenience and tranquility: situated just a short walk from Windsor.

The main train station is a 10-minute stroll, providing swift access to both Windsor and London (Elizabeth Line). The apartment boasts an inviting open-plan living area with high ceilings. The double bedroom includes a built-in wardrobe.

One of the highlights of this property is the balcony which overlooks the impeccably maintained communal garden. In addition to allocated parking, the property offers private storage in the basement and the convenience of a concierge service. The residential gym is also located on-site.

No onward chain.

Open Plan Kitchen / Lounge

17' 5" x 12' into (5.31m x 3.66m into)
Single bowl sink drainer unit, wall and base units, dishwasher, splashback, stone work surfaces, four ring electric integrated hob with oven under.

Lounge:

Rear aspect, video entry phone, cupboard with plumbing for washing machine.

Bedroom One

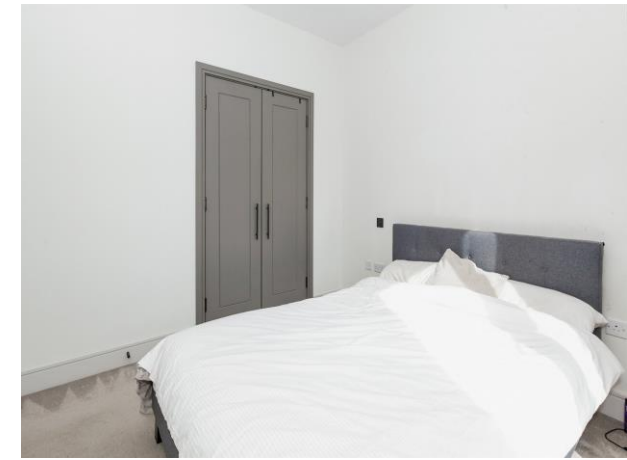
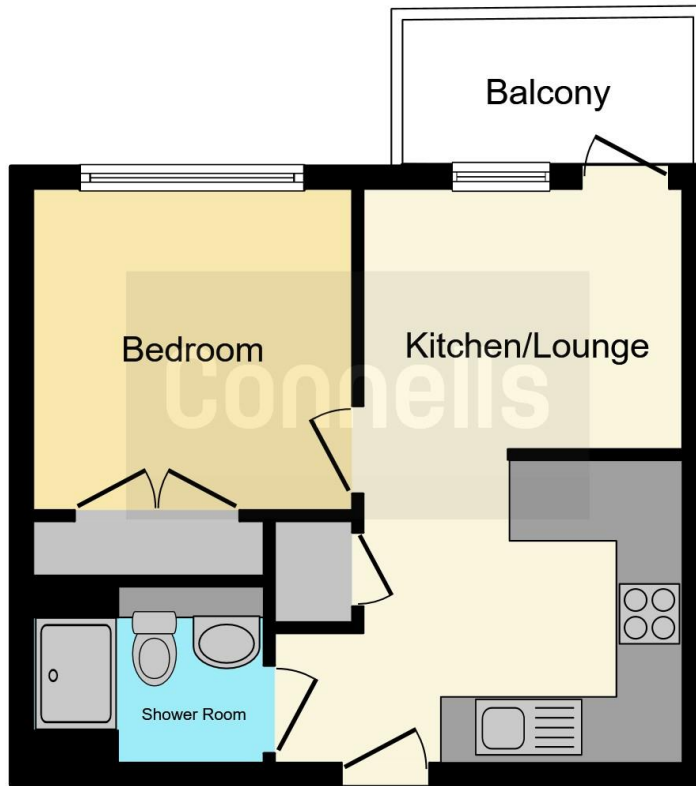
10' 3" x 9' 6" (3.12m x 2.90m)
Rear aspect, built-in cupboard.

Shower Room

Shower cubicle, heated towel rail, wash hand basin, low level wc, shaver point, extractor fan, part tiled walls, tiled floor.







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: C

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2017. 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.

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