



**Connells**

The Beeches Rokesby Road  
Slough



# The Beeches Rokesby Road Slough SL2 2ED

for sale offers in excess of  
**£240,000**



## Property Description

A two-bedroom purposed built second floor apartment located in a popular residential area of Britwell, Slough. Situated close to local amenities and is within catchments of local Lynch Hill Primary, Secondary and Grammar Schools. Burnham Train station with its Elizabeth Line is within one mile and has easy access to the M4 and M40 motorways. It benefits from a 20ft open plan kitchen/ lounge/ diner, two double bedrooms, en-suite to master, parking and offers no chain.

## Ground Floor:-

### Communal Entrance

Entry phone system, door to communal garden, stairs to all floors

### Second Floor Communal Landing

Door to:

### Entrance Hall

Entry phone, storage cupboard, loft access, doors to:

### Lounge

20' 4" max x 11' 10" max (6.20m max x 3.61m max). Front aspect window, laminate floor, electric wall mounted heater, leads to:

### Open Plan Kitchen

Wall and base units, integrated four ring electric hob with oven under, plumbing for washing machine, one and a half bowl sink drainer unit with cupboard under, space for fridge/ freezer, tiled floor

### Bedroom One

11' 10" max x 9' 4" (3.61m max x 2.84m). Front aspect window, electric wall mounted heater, door to:

### En-Suite

Shower cubicle with glass screen, wash hand basin, low level WC, heated towel rail, extractor fan, tiled floor

### Bedroom Two

9' 1" x 8' 4" (2.77m x 2.54m)  
Front aspect window



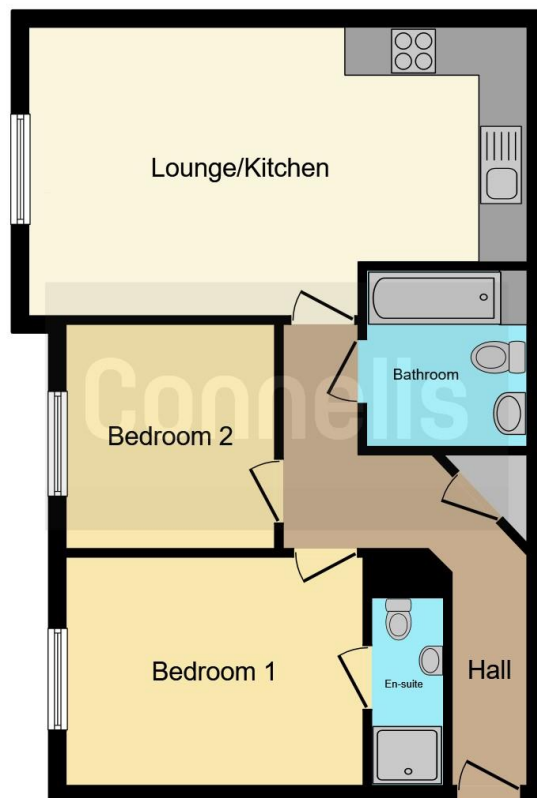
## Bathroom

Paneled bath with mixer tap and shower attachment, wash hand basin low level WC, heated towel rail, tiled floor, extractor fan

## Outside

Communal garden area mainly laid to lawn and residential parking area





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

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SGH309891](https://connells.co.uk/Property/SGH309891)**

This is a Leasehold property with details as follows; Term of Lease 107 years from 20 Sep 2024. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SGH309891 - 0005