



Connells

Sussex Close  
SLOUGH



### Property Description

A rarely available one bedroom purpose built apartment situated on the fourth floor in this exclusive small development now offering vacant possession. The property is located within walking distance to Slough High Street and the mainline railway station providing fast trains into Central London. The property has been recently refurbished and now benefits from refitted kitchen, 15ft octagonal lounge with private balcony, gas central heating to radiators, refitted shower room, underground secured allocated parking.

### Ground Floor

Stairs to all floors:

### Fourth Floor Landing

Door to:

### Entrance Hall

Tiled Floor, electric heater, built in cloaks cupboard, doors to:

### Octagonal Lounge

15' 4" max x 14' 2" max (4.67m max x 4.32m max). Front aspect window, tiled floor, electric heater, French doors to private balcony, opening to:

### Refitted Kitchen

Side aspect window, single drainer sink unit with mixer tap and cupboard under, good range of wall and base units, integrated four ring electric hob, built in double oven and microwave, extractor fan, integrated appliances including washing machine and fridge/freezer, tiled floor.

### Bedroom

11' 1" x 10' 4" (3.38m x 3.15m)  
Front aspect window, electric heater, fitted wardrobe, french doors to private balcony.

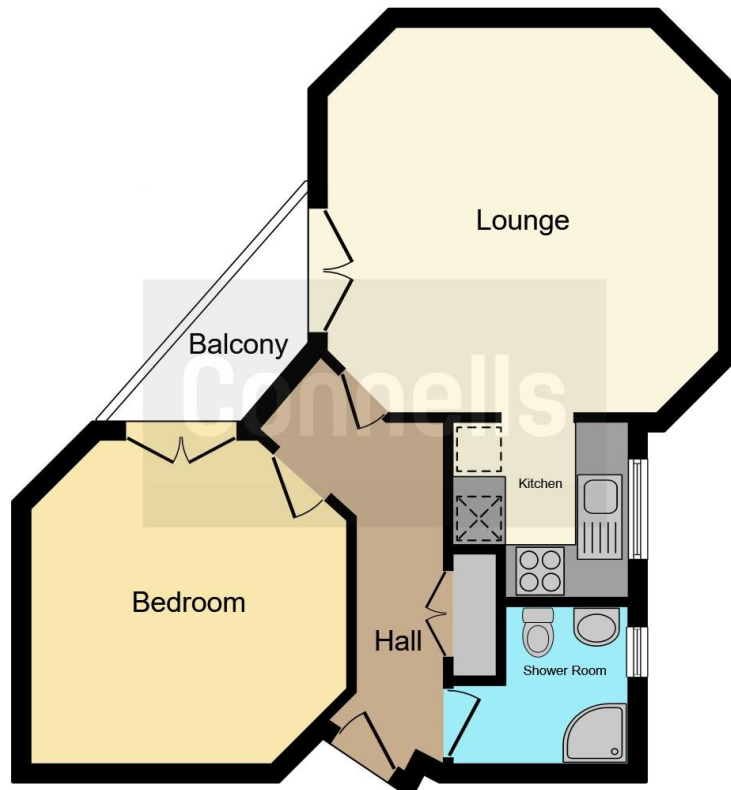
### Refitted Shower Room

Side aspect window, fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit, low level WC, heated towel rail, fully tiled.

### Outside

There is also a storage cupboard and underground allocated parking space.





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: D**

**view this property online [connells.co.uk/Property/SGH309860](http://connells.co.uk/Property/SGH309860)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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