





### Property Description

A fantastic opportunity to purchase this well presented one bedroom ground floor flat located in a quiet residential area of Slough. Situated just off the Uxbridge road, you can easily access Slough High Street, Elizabeth Line train station, Black Park and Langley Park. It benefits from 16ft lounge, ample storage cupboards, refitted separate kitchen, double bedroom with built in wardrobe, bathroom, two parking spaces, long lease and direct access to the communal garden.

### Ground Floor Communal Entrance

Entry Phone system, door to:

### Communal Entrance Hall

Stairs to all floors, door to:

### Entrance Hall

Entry phone, radiator, laminate floor, store cupboard, doors to:

### Lounge

13' 8" to store cupboard x 12' (4.17m to store cupboard x 3.66m)  
Rear aspect window, store cupboard, radiator, laminate floor, radiator, door to communal garden, leads to:

### Refitted Kitchen

9' 6" x 5' 7" (2.90m x 1.70m)  
Rear aspect window, Wall and base units, four ring integrated gas hob with oven under, cooker hood, single drainer sink unit with cupboard under, space for fridge freezer, plumbing for washing machine, wall mounted boiler

### Bedroom

9' 6" to wardrobe x 8' 11" (2.90m to wardrobe x 2.72m)  
Front aspect window, built in wardrobe, radiator

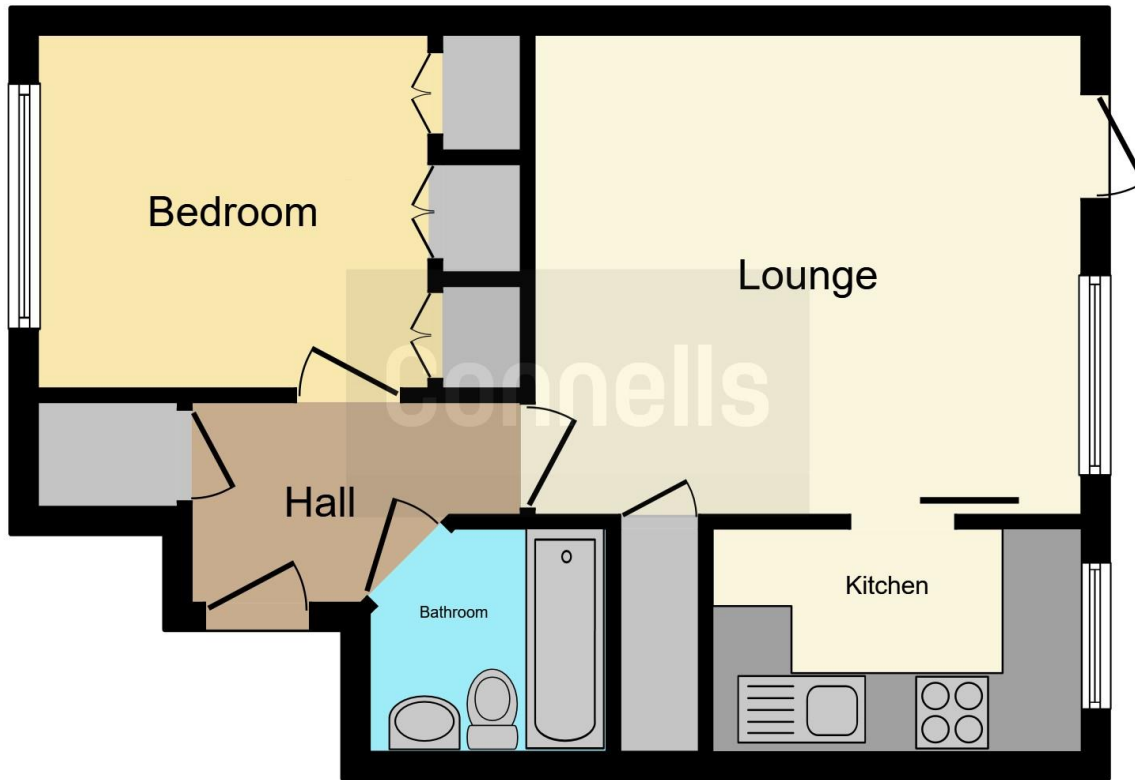
### Bathroom

Bath with mixer tap and shower attachment, WC, wash hand basin with vanity unit, heated towel rail, extractor fan

### Outside

Residential parking area with two parking spaces for the property, large communal garden





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 189 years from 24 Jun 1983. 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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