



Connells

Thirkleby Close
Slough



Property Description

A purpose-built top floor two bedroom apartment situated just off the Bath road and is close to all local amenities including junction 6 on the M4 motorway and is in the catchments of the popular Eden Girls School. Slough Town Centre with its mainline railway station including the Elizabeth line providing fast trains to London is within one and a half mile. It benefits from entry phone, 14 ft lounge, 12 ft separate kitchen, electric heating, allocated parking space and a 900+ years lease.

Ground Floor

Entry phone, door to:

Communal Entrance Hall

Stairs to all floors:

Second Floor Landing

Door to:

Entrance Hall

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

Lounge

14' 6" x 12' (4.42m x 3.66m). Front aspect window, laminate floor, electric heater, door to:

Kitchen

12' 8" x 7' 6" (3.86m x 2.29m). Front aspect window, single drainer sink unit with mixer tap and cupboard under, range of wall and base units, electric cooker point, cooker hood, plumbing for washing machine, space for fridge freezer, laminate floor

Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m). Rear aspect window, electric heater, laminate floor

Bedroom Two

11' 6" max x 11' 4" max (3.51m max x 3.45m max). Rear aspect window, laminate floor, electric heater

Bathroom

Side aspect window, paneled bath with mixer tap and attached shower unit, wash hand basin with mixer tap and vanity unit, WC, fully tiled

Outside

Communal gardens mainly laid to lawn,
allocated parking space





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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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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