



**Connells**

Skye Lodge Lansdowne Avenue  
SLOUGH



# Skye Lodge Lansdowne Avenue SLOUGH SL1 3SJ

for sale offers in excess of  
**£175,000**



## Property Description

A well presented one bedroom ground floor purpose built apartment situated in this select small development in this popular residential location close to Salt Hill Park and is within walking distance to Slough town centre and mainline railway station with its Elizabeth line providing fast trains into London. It benefits from 15 ft lounge, 10 ft kitchen, electric heating, allocated parking space and no chain.

## Ground Floor

Entry phone, door to:

## Communal Entrance Hall

door to:

## Entrance Hall

Entry phone, laminate floor, doors to:

## Lounge

15' 5" x 9' 11" ( 4.70m x 3.02m )  
Front aspect window, laminate floor, electric heater

## Fitted Kitchen

10' 6" x 5' 11" ( 3.20m x 1.80m )  
Side aspect window, single drainer sink unit with mixer tap and cupboard under, wall and base units, integrated four ring electric hob with double oven and grill under, plumbing for washing machine, space for fridge freezer, laminate floor

## Bedroom

11' 10" x 9' 4" ( 3.61m x 2.84m )  
Front aspect window, electric heater, laminate floor

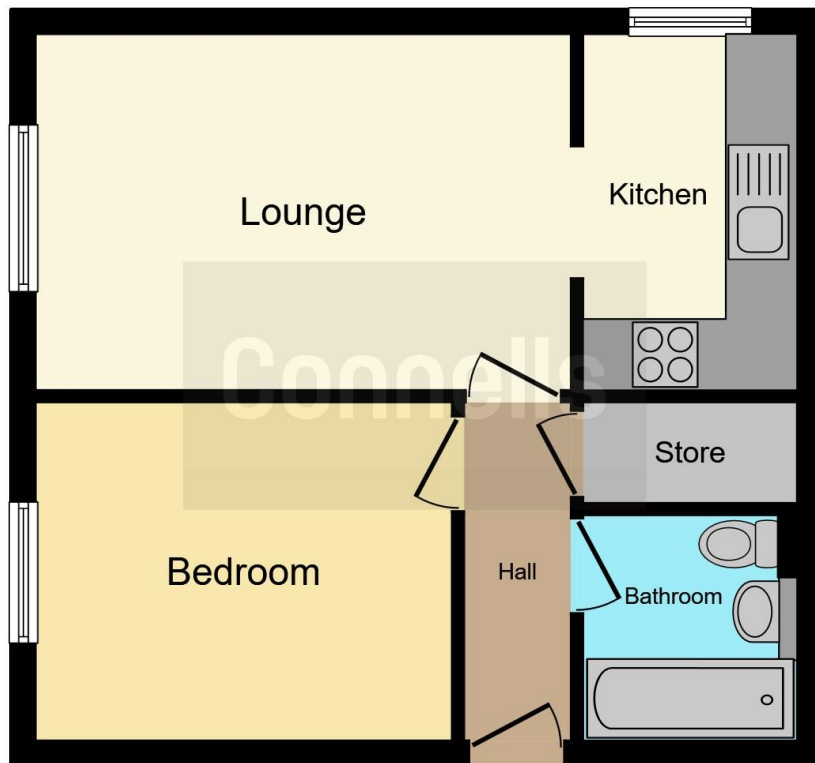
## Bathroom

Paneled bath with mixer tap and wall attached electric shower unit, wash hand basin with mixer tap, WC, heated towel rail, extractor fan

## Outside

Well maintained communal gardens, mainly laid to lawn, one 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](http://www.focalagent.com)

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 Council Tax  
 Band: C

Service Charge:  
 1944.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310002](http://connells.co.uk/Property/SGH310002)**

This is a Leasehold property with details as follows; Term of Lease 198 years from 01 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: SGH310002 - 0018

