



**Connells**

Chadwick Road  
Slough



### Property Description

A two bedroom third floor modern apartment located in a popular residential development in Langley. Situated within catchments of local primary & grammar schools, and good transport links via the Elizabeth Line, train station nearby. It benefits from 24 ft lounge, open plan kitchen with integrated appliances, family bathroom, en-suite, allocated parking and offers no chain.

### Ground Floor:-

#### Communal Entrance

Entry phone system, stairs to all floors

#### Third Floor Landing

Door to:-

#### Entrance Hall

Entry phone, store cupboard, radiator, doors to: -

#### Lounge

24' 11" max x 10' 4" excluding recess (7.59m max x 3.15m excluding recess) Front aspect double door leading to Juliet balcony, side aspect window, radiator

#### Open Plan Kitchen

Wall and base units, one & a half bowl sink drainer unit with mixer tap & cupboard under, four ring integrated gas hob with electric oven under, cooker hood, integrated washing machine & fridge freezer, wall mounted boiler housed in cupboard.

#### Bedroom One

21' 3" including door recess x 8' 6" max (6.48m including door recess x 2.59m max). Front & side aspect windows, radiator, door to:

#### En-Suite

Shower cubicle, wash hand basin, WC, radiator, shaver point, extractor fan, tiled floor.

#### Bedroom Two

16' 10" max x 8' 9" max (5.13m max x 2.67m max). front aspect window, radiator.

## Bathroom

Paneled bath with mixer tap & shower attachment, wash hand basin, WC, shaver point, extractor fan, radiator & tiled floor.

## Outside

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: B**

**view this property online [connells.co.uk/Property/SGH310143](http://connells.co.uk/Property/SGH310143)**

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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