



Connells

Vanburgh Court Stoke Road
SLOUGH



Property Description

A well-presented two bedroom modern apartment located within walking distance to Slough train station and High Street. It benefits from open plan fitted kitchen, two double bedrooms, en-suite to master, private balcony, concierge, new homes warranty remaining and secure allocated parking.

Communal Entrance/ Area

Video entry phone system, concierge, secure parcel/ post room, seating area, stairs and lifts to all floors

Entrance Hall

Video entry phone, store cupboard with plumbing for washing machine, wall mounted electric heater, doors to:-

Open Plan Kitchen

Range of wall and base units, integrated four ring electric hob with oven under, cooker hood, integrated fridge/ freezer and dishwasher, single bowl sink drainer.

Lounge

19' 5" max x 13' 2" max (5.92m max x 4.01m max)
Front aspect, television and telephone point, door to private balcony

Master Bedroom

15' 7" max x 11' 5" max (4.75m max x 3.48m max)
Dual aspect, build in wardrobe, door to:-

En-Suite

Wash hand basin with vanity unit, low level WC, shaver point, shower cubicle, extractor fan, shaver point

Bedroom Two

15' 7" max x 9' 8" max (4.75m max x 2.95m max)
Side Aspect, Built in wardrobe

Bathroom

Panelled bath with mixer taps, wall mounted shower, wash hand basin, low level WC, shaver point, extractor fan

Parking

Secured 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.

Total floor area 72.1 sq.m. (776 sq.ft.) approx

To view this property please contact Connells on

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EPC Rating: B

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This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2019. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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