





### Property Description

A rare opportunity to purchase this two bedroom purpose built first floor apartment situated in this select gated development located within walking distance of Slough High Street. The property is well located for all local amenities and is close to local shopping facilities and mainline railway station. It benefits from entry phone, fitted kitchen, electric heating, double glazed windows and allocated parking.

### Ground Floor

Entry phone system, door to:

### Communal Entrance Hall

Stairs to first floor.

### First Floor Landing

Door to:

### Entrance Hall

Entry phone, storage cupboard, doors to:

### Lounge

13' x 11' 4" (3.96m x 3.45m)

Rear aspect, electric wall heater, television point, telephone point, opening to:

### Kitchen

10' to fridge/ freezer x 4' 4" max ( 3.05m to fridge/ freezer x 1.32m max )  
One and a half sink bowl drainer unit with cupboard under, integrated four ring electric hob with oven under, cooker hood, wall and base units

### Bedroom One

11' 4" x 9' 4" to wardrobe (3.45m x 2.84m to wardrobe)

Front aspect, electric heater, built-in wardrobes.

### Bedroom Two

9' 8" x 9' 3" to wardrobe (2.95m x 2.82m to wardrobe)

Front aspect, electric heater, built-in wardrobes.

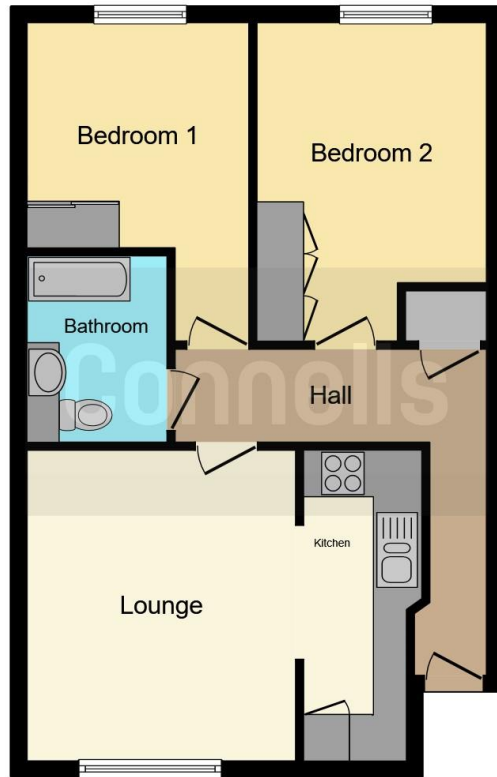
## Bathroom

Paneled bath with mixer tap, wash hand basin, low level WC, electric heater, extractor fan.

## Outside

Secure gated 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

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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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