



**Connells**

Hurworth Avenue  
Slough



### Property Description

An opportunity to purchase this second floor two bedroom apartment located in a popular residential area of Langley. Situated close to local shops, easy access to the M4 Junction, Langley & Slough High Streets plus Langley & Slough's Elizabeth Line train stations and is within catchments of local Primary and Grammar schools. It benefits from 16 ft lounge, 10 ft kitchen, double bedrooms, en-suite, residential parking and offers no chain.

### Ground Floor:-

Communal Entrance with entry phone system, stairs to all floors,

### Second Floor Landing

Door to:

### Entrance Hall

Side aspect window, entry phone, two store cupboards, electric wall mounted heater.

### Lounge

16' 5" x 10' 7" (5.00m x 3.23m). Side & rear aspect windows, laminate floor, fireplace

### Kitchen

10' 7" x 5' 8" (3.23m x 1.73m). Side aspect window, wall and base units, single drainer sink unit with cupboards under, four ring integrate electric hob with oven under, cooker hood, plumbing for washing machine & dishwasher, space for fridge freezer, electric wall mounted fan heater.

### Bedroom One

14' 6" max x 9' max (4.42m max x 2.74m max). Side aspect window, electric wall mounted heater.

### En-Suite

Shower cubicle, wash hand basin, WC, extractor fan.

### Bedroom Two

10' 7" x 9' 9" (3.23m x 2.97m). Front and side aspect windows, electric wall mounted heater.

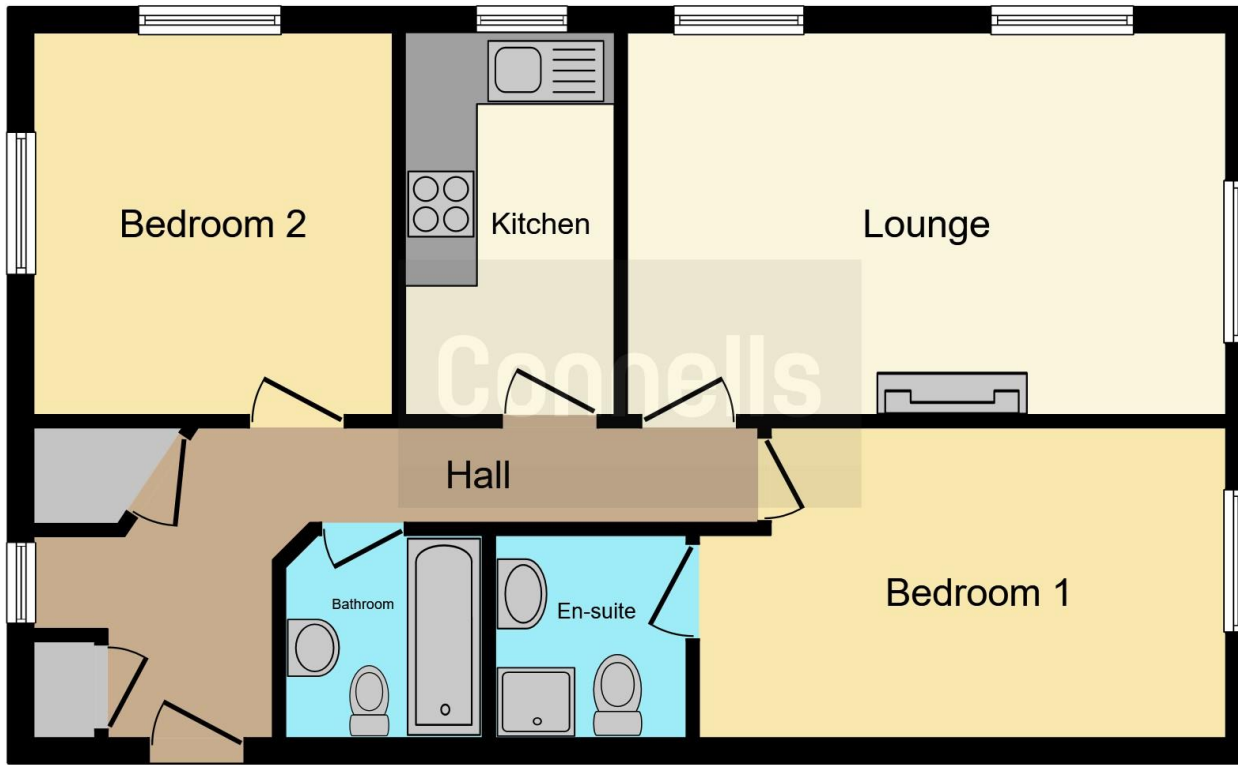
### Bathroom

Bath with mixer tap and shower attachment, WC, wash hand basin with vanity unit, shaver point, electric wall mounted fan heater, extractor fan

### Outside

Residential parking areas





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: D**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2000. 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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