





Property Description

A one-bedroom ground floor flat located in a popular residential area of Cippenham is now offered for sale. Situated within easy access to the M4 Junction, close to Asda superstore and other local amenities. It benefits from a double bedroom, kitchen area, bathroom, electric heating, parking and offers no chain.

Ground Floor

Door to:

Communal Entrance

Entry phone system, stairs to all floors, door to:

Entrance Hall

Entry phone, laminate floor, electric wall mounted heater, doors to:

Lounge

14' 4" max x 13' 6" max (4.37m max x 4.11m max). Rear aspect window, laminate floor, electric wall mounted heater, French doors to communal garden

Kitchen

7' x 5' 9" (2.13m x 1.75m). Wall and base units, single drainer sink unit with mixer tap and cupboard under, four ring integrated electric hob with oven under, cooker hood, space for under counter fridge

Bedroom One

Front aspect window, fitted wardrobe, laminate floor, store cupboard, electric wall mounted heater

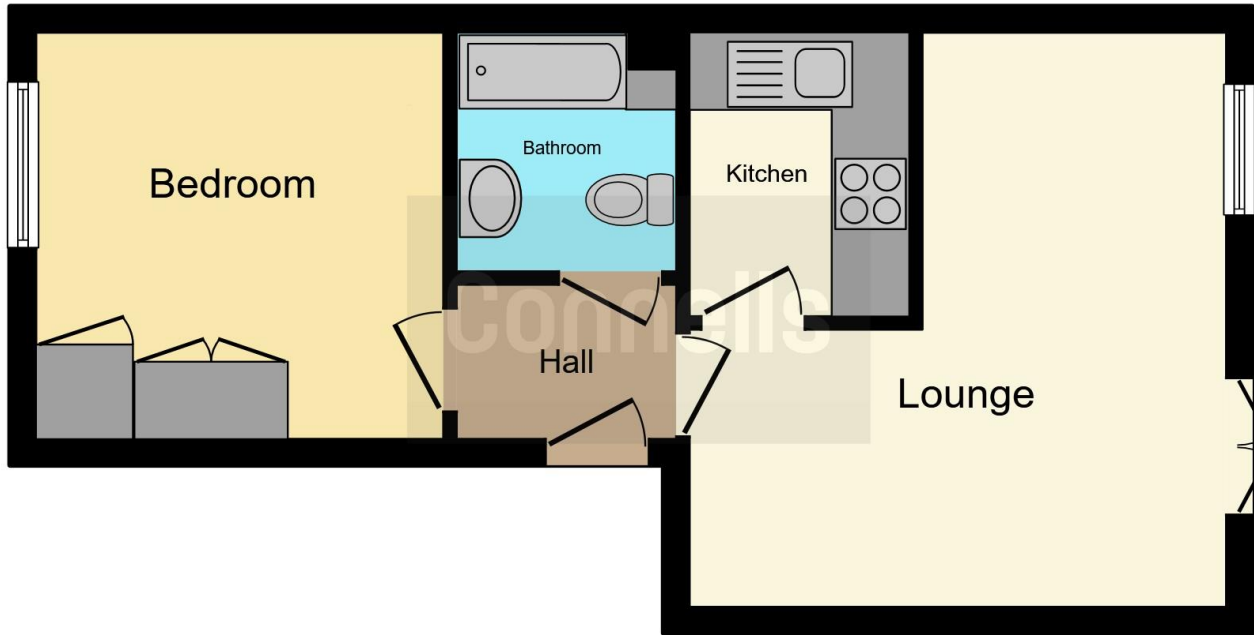
Bathroom

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

Outside

Communal gardens mainly laid to lawn and 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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T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

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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