



Connells

Walpole Road
Slough



Property Description

A first floor one bedroom apartment located in a popular residential area of Slough. Situated close to local amenities, transport links includes regular bus routes, walking distance to Burnham's Elizabeth Line train station and easy access to the M4 Junction. It benefits from 16 ft lounge, separate kitchen, bathroom, large residential parking area, communal gardens and offers no chain.

PUBLIC NOTICE - 254 Walpole Road, SLOUGH, SL1 6PQ - We have received an offer of £ 142,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating ()

Ground Floor:-

Communal Entrance Hall

Entry phone system, stairs to all floors:

First Floor Communal Landing

Door to:

Entrance Hall

Entry phone system, door to:

Lounge Diner

16' x 10' 1" excluding door recess (4.88m x 3.07m excluding door recess)
Front aspect window, electric wall mounted heater, laminate floor, door to:

Kitchen

10' 10" max x 7' 9" max (3.30m max x 2.36m max)
Side aspect window, wall and base units, electric cooker point, plumbing for washing machine, space for fridge freezer, store cupboard

Bedroom One

12' 3" max x 9' 5" max (3.73m max x 2.87m max)
Front aspect window, electric wall mounted heater

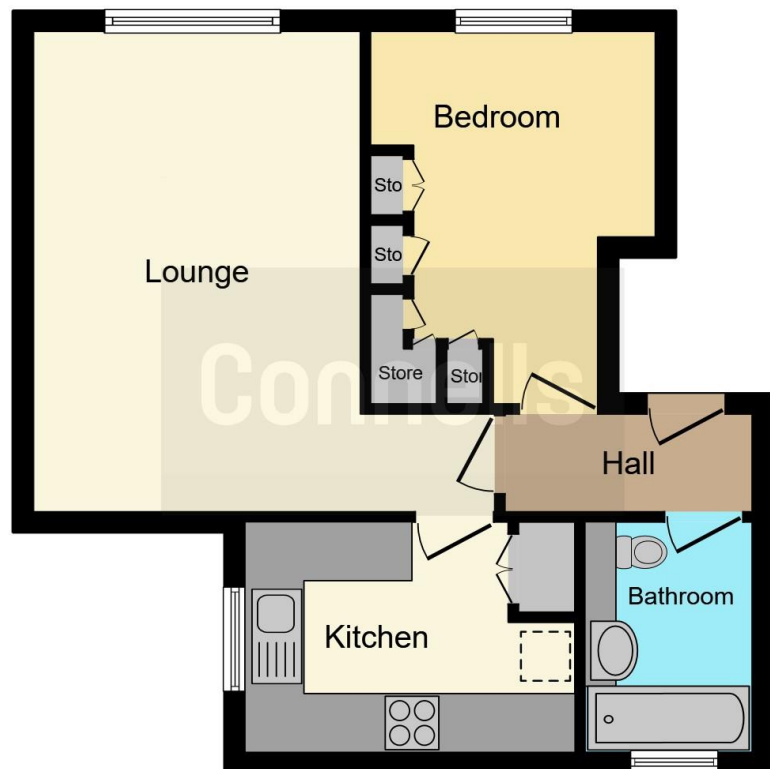
Bathroom

Rear aspect window, bath, wall mounted shower, WC, extractor fan

Outside

Communal Grass areas and 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

To view this property please contact Connells on

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111 High Street
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1440.00

Ground Rent:
 90.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310233

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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