



**Connells**

Sapphire Court High Street  
Slough



### Property Description

Connells are pleased to market this Penthouse apartment with a large private roof terrace with far reaching views located in the town centre of Slough. Situated on the High Street, it is walking distance to Slough's Elizabeth Line train station and has easy access to the M4 Junction. This flat comprises of entrance hall, living room, open plan kitchen, double bedroom and bathroom.

### Communal Entrance

Entry phone system. Lift servicing all floors. Stairs to all floors.

### Entrance Hall

Entry phone. Thermostat. Laminate flooring. Doors to:

### Living Room

19' 10" x 13' 3" (6.05m x 4.04m)  
Front aspect double glazed window.  
Door to balcony. Television point.  
Radiator. Open plan to:

### Kitchen

Integrated four gas ring hob, integrated electric oven, cooker hood. Integrated washing machine and fridge/freezer. Wall mounted boiler in cupboard. Tiled flooring.

### Bedroom

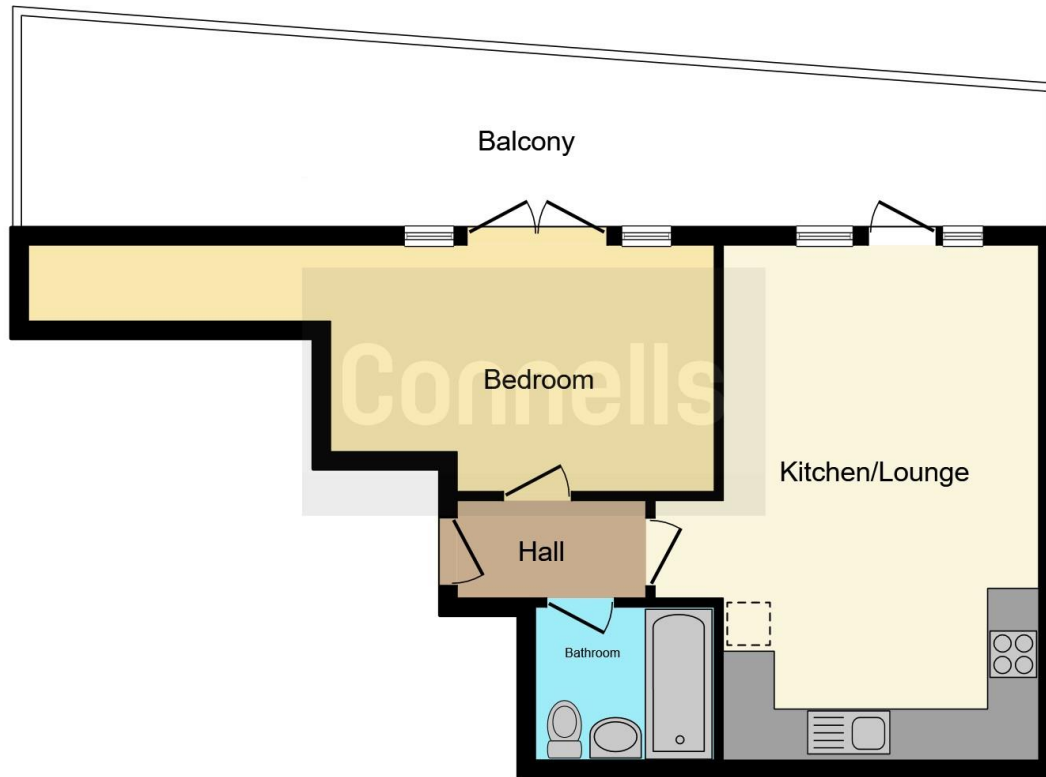
14' 7" x 9' 7" (4.45m x 2.92m)  
Front aspect double glazed window.  
Radiator.

### Outside

Large North facing roof terrace with far reaching views







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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 SLOUGH SL1 1DH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SGH310341](http://connells.co.uk/Property/SGH310341)**

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.

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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