







## Property Description

A rare opportunity to purchase this two-bedroom split level modern apartment located in the town centre of Slough. Situated close to Slough Police station, it is walking distance to the High Street & Elizabeth Line Train Station and is within catchments of our local Primary & Grammar Schools. It benefits from lounge, kitchen diner with integrated appliances, ground floor cloakroom, first floor family bathroom, communal garden area and secure gated parking area with allocated parking space. Viewing is a must!

## Ground Floor:-

Communal entry phone leading to communal hall way, stairs to all floors:

## First Floor Landing

Door to:

## Entrance Hall

Entry phone, stairs to second floor, electric wall mounted heater, engineered wood flooring, doors to:

## Lounge

17' 4" max x 12' 1" max (5.28m max x 3.68m max). Front aspect window, electric wall mounted heater, engineered wood flooring.

## Kitchen Diner

12' 8" max x 12' max (3.86m max x 3.66m max). Two rear aspect windows, wall and base units, Quartz stone work tops, single sink with mixer tap and integrated drainer, four ring integrated electric hob with oven under and cooker hood, other integrated appliances include fridge/ freezer and washing machine, engineered wood flooring and electric wall mounted heater

## Shower Room

Wash hand basin with vanity unit, WC, shower cubicle, extractor fan, full tiled

## Second Floor Landing

Engineered wood flooring, doors to:

### **Bedroom One**

12' 8" max x 11' 11" max (3.86m max x 3.63m max). Front aspect window, bespoke fitted wardrobes with shelves and drawers, fitted desk with drawers, fitted dressing table, electric wall mounted heater.

### **Bedroom Two**

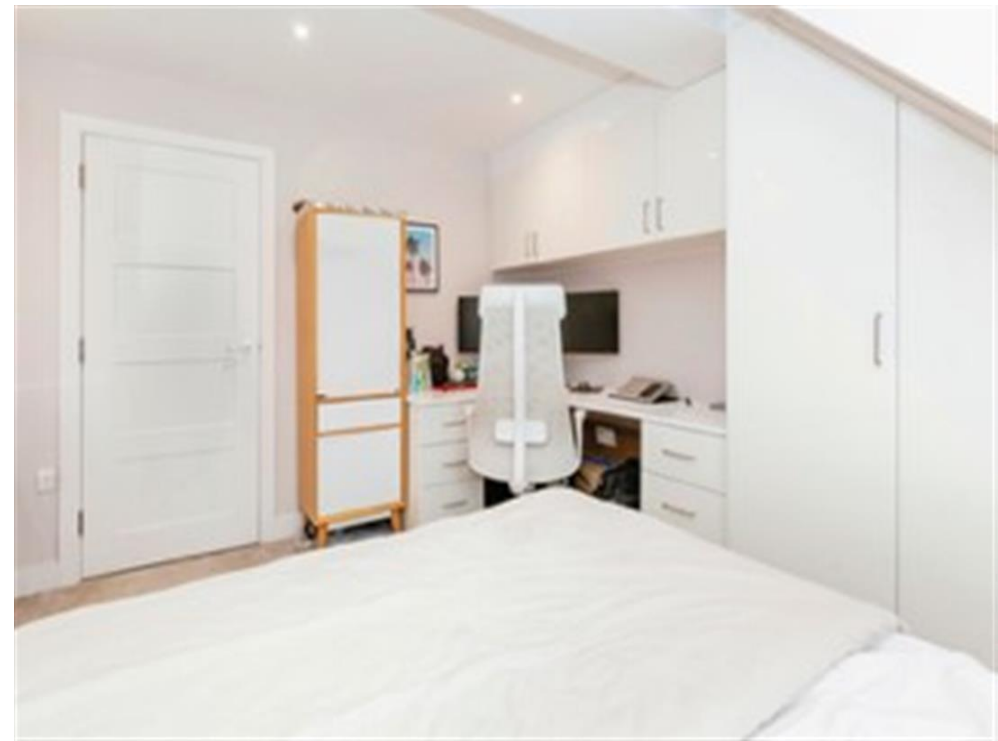
13' 1" max x 8' 2" to wardrobes (3.99m max x 2.49m to wardrobes). Two rear aspect windows, bespoke built in wardrobes with shelves and drawers, two electric wall mounted heaters.

### **Bathroom**

Bath with mixer tap, wall mounted shower, wash hand basin with vanity unit, WC, extractor fan, heated towel rail, fully tiled

### **Outside**

Communal grass area to the side, secure gated residential parking area with 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)

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**EPC Rating: A**

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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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Property Ref: SGH310245 - 0002