





Property Description

A first-floor purpose built two-bedroom apartment situated in this small development is offered for sale and is within two minutes walking distance to Slough High Street and Mainline railway station with its Elizabeth Line. The property benefits from entry phone, 13 ft lounge, fitted kitchen, electric heating, allocated parking space approached via gated entrance and offers no chain.

Ground Floor:-

Entry phone, door to:

Communal Entrance Hall

Stairs to first floor:

First Floor Landing

Door to:

Entrance Hall

Electric heater, built in cupboard housing electric boiler, doors to:

Lounge

13' x 12' 2" (3.96m x 3.71m)
Front aspect window, electric heater, double doors to Juliet Balcony

Fitted Kitchen

8' x 7' 3" (2.44m x 2.21m)
Single drainer sink unit with mixer tap and cupboard, wall and base units, integrated four ring electric hob with oven under, cooker hood, integrated washing machine, space for fridge freezer.

Bedroom One

12' 3" x 12' 2" (3.73m x 3.71m)
Rear aspect window, electric heater

Bedroom Two

10' 9" x 7' 9" (3.28m x 2.36m)
Front aspect window, electric heater, double doors to Juliet balcony

Family Bathroom

Paneled bath, wash hand basin, WC, extractor fan, tiled walls

Outside

Communal grounds, this is laid to lawn, allocated secured gated 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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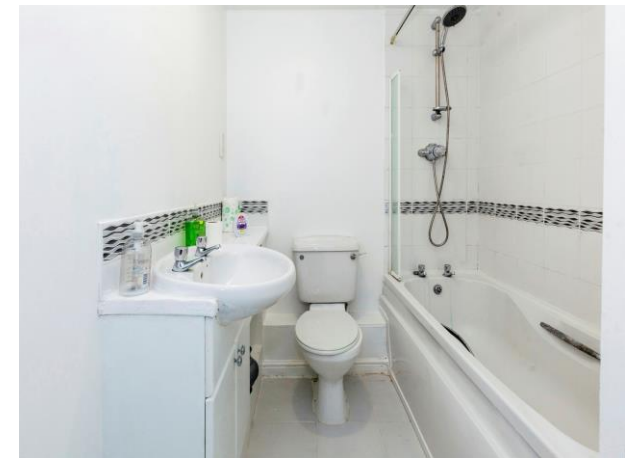
T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

EPC Rating: B

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jul 2002. 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.

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