



**Connells**

Flamborough Spur  
Slough





### Property Description

A modern first floor purpose built maisonette situated in this popular development. Is within walking distance to Asda Supermarket and close to junction 6 of the M4. The property is also ideally situated in the Catchments area of local schools and Grammar Schools. It benefits from 17'4 ft living room, gas central heating to radiators, garage, allocated parking space and offers no chain.

### Ground Floor:-

#### Entrance Hall

Stairs to first floor:

#### First Floor Landing

Built in cupboard housing wall mounted boiler, airing cupboard, radiator

#### Bedroom

10' 5" x 7' 10" (3.17m x 2.39m)

Rear aspect window, radiator, single wardrobe

#### Bathroom

Front aspect window, coloured suite comprising of paneled bath with mixer tap and shower attachment, wash hand basin, low level WC, radiator, part tiled walls

#### Inner Hallway

Access to loft, opening to:

#### Lounge

17' 4" x 12' 9" (5.28m x 3.89m)

Front aspect window, radiator

#### Kitchen

8' 2" x 6' 3" (2.49m x 1.91m)

Front aspect window, one and a half bowl single drainer sink unit with mixer tap and cupboard under, wall and base units, plumbing for washing machine, space for fridge freezer, gas cooker point

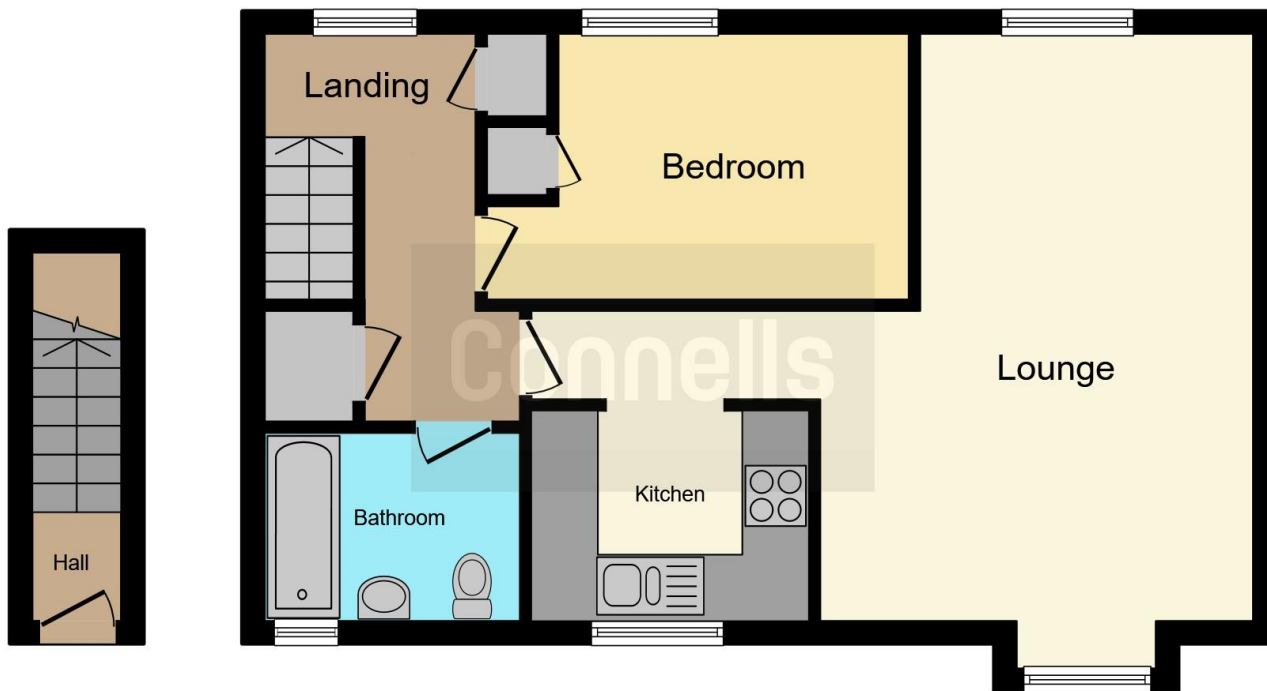
## Outside:-

## Garage

This is in a nearby block with single sized up and over door, power and lighting, one allocated parking space







**Ground Floor**

**First Floor**

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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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SGH309488](http://connells.co.uk/Property/SGH309488)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1984. 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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