



**Connells**

Hencroft Street South  
Slough

# Hencroft Street South Slough SL1 1RE

for sale offers in the region of  
**£110,000**



## Property Description

A first floor studio flat located in the town centre of Slough is now offered for sale. Situated within easy access to the High Street, Elizabeth Line train station and the option of junction 5 or 6 for the M4 Motorway. It benefits from gas central heating, 16' 1 ft living area, fitted kitchen, shower room and residential parking. Viewing is a must!

## Ground Floor:-

Door to:

## Communal Entrance

Entry phone, stairs to all floors:

## First Floor Landing

Door to:

## Entrance Hall

Door to:

## Living Area

16' 1" max x 13' 11" max ( 4.90m max x 4.24m max )

Front aspect window, entry phone, radiator

## Kitchen Area

Wall and base units, one and a half bowl sink drainer unit with mixer tap and cupboard under, four ring integrated induction hob, space for convection oven & under counter fridge freezer, plumbing for washing machine, wall mounted boiler

## Shower Room

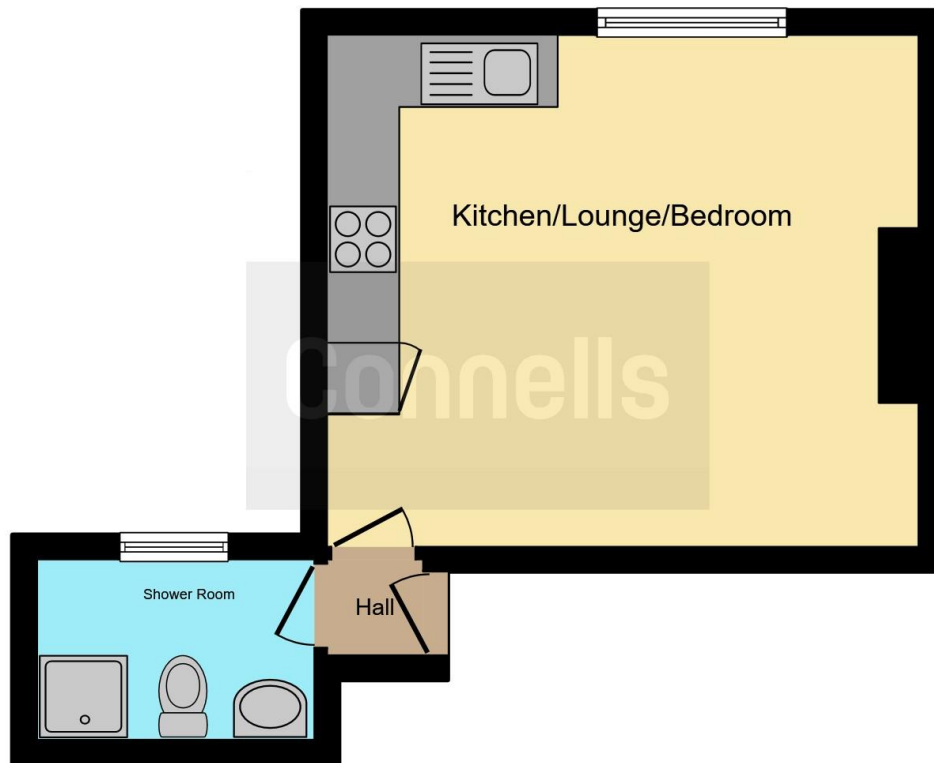
Rear aspect window, shower cubicle, wash hand basin with vanity unit, WC, heated towel rail

## Outside

Residential parking area







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

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1651.38

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310368](http://connells.co.uk/Property/SGH310368)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1989. 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.

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