







### Property Description

A modern two-bedroom purpose built top floor apartment located in this popular modern development and is within walking distance to Slough town centre with its mainline railway station providing the Elizabeth line giving access to London. The property benefits from far reaching views of Windsor Castle, entry phone, lift service to all floors, 27 ft living room, fitted open plan kitchen, electric heating, en-suite to master bedroom secure underground parking, residents' gym and offers no chain

### Ground Floor:-

Entry phone, door to:

### Communal Entrance Hall

Stairs and lift services to all floors

### Seventh Floor Landing

Door to:

### Entrance Hall

Entry phone, electric wall mounted heater, storage cupboard, doors to:

### Living Room

27' 8" max x 11' 11" max (8.43m max x 3.63m max). Front aspect window, electric wall mounted heater, laminate floor, French doors to private balcony

### Fitted Open Plan Kitchen

One and a half bowl single drainer sink unit with mixer tap and cupboard under, wall and base units, four ring electric integrated hob with electric oven under, cooker hood, plumbing for washing machine, space for fridge freezer, integrated dish washer, tiled floor

### Bedroom One

15' max x 9' 7" max (4.57m max x 2.92m max). Front aspect window, electric wall mounted heater, fitted wardrobe, door to Jack & Jill bathroom.

### Bedroom Two

10' 5" x 9' 1" (3.17m x 2.77m)  
Front aspect window, electric wall mounted heater, fitted wardrobe, door to:

### **En-Suite**

Wash hand basin with vanity unit, WC, shower cubicle, heated towel rail, shaver point, tiled floor

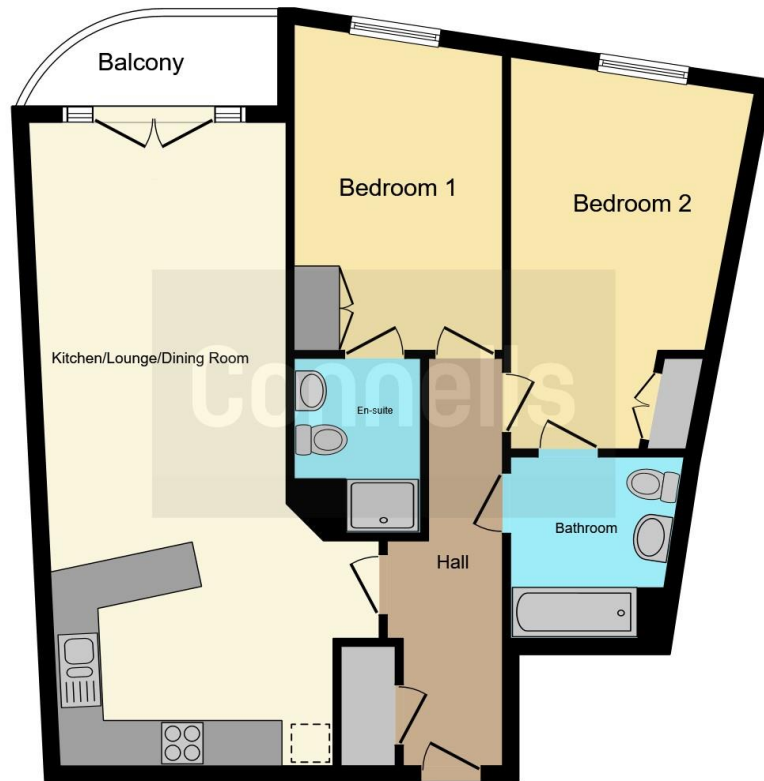
### **Bathroom**

Bath with mixer tap and shower attachment, wash hand basin with vanity unit, WC, heated towel rail, shaver point, extractor fan, tiled floor.

### **Outside**

Communal Areas mainly laid to seating areas and lawn. There is one allocated secure underground parking.





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

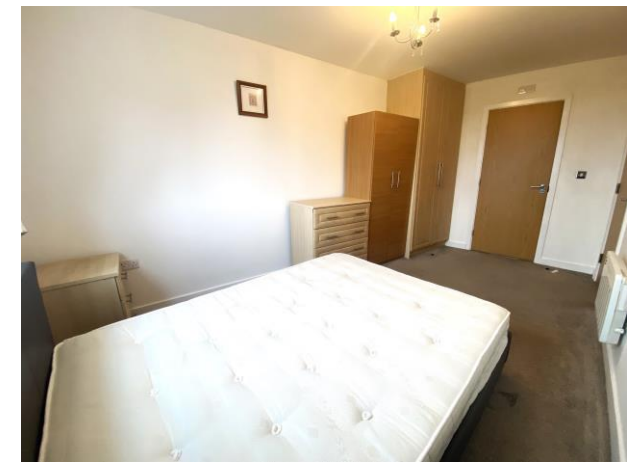
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**EPC Rating: C**

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 2006. 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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