



**Connells**

The Coppice The Grove  
Slough



# The Coppice The Grove Slough SL1 1QP

for sale offers in excess of  
**£310,000**



## Property Description

A two-bedroom ground floor modern apartment located in the town centre of Slough is now offered for sale. Situated just off the High Street, it is within walking distance to the Elizabeth Line train station and is in the catchments of local Primary and Grammar schools. It benefits from an open plan kitchen, double bedrooms, en-suite, Jack & Jill shower room, private garden and long lease.

## Entrance Hall

Video entry phone, store cupboard

## Lounge

20' 4" max x 12' 11" max (6.20m max x 3.94m max). Two side aspect windows & rear aspect window, engineered oak flooring and doors, electric wall mounted heater, door to private garden.

## Open Plan Kitchen

Range of wall and base units, granite worktops, four ring integrated electric Bosch hob with Bosch oven under, cooker hood, integrated under counter fridge and dishwasher.

## Bedroom One

12' 10" into bay x 10' 7" max (3.91m into bay x 3.23m max). Front aspect window, electric wall mounted heater, fitted wardrobe.

## En-Suit.

Tiled bath with mixer tap, wall mounted shower, shower cubicle with glass shower screen, WC, wash hand basin, heated towel rail, extractor fan, fully tiled

## Bedroom Two

0' 2" max x 13' into bay (3.10m max x 3.96m into bay). Front aspect window, fitted wardrobe, electric wall mounted heater

## Jack & Jill Shower Room

Wash hand basin with vanity unit, WC, heated towel rail, shower cubicle with glass shower screen, extractor fan

## Outside

Private rear garden mainly laid to decking with gate for rear access and 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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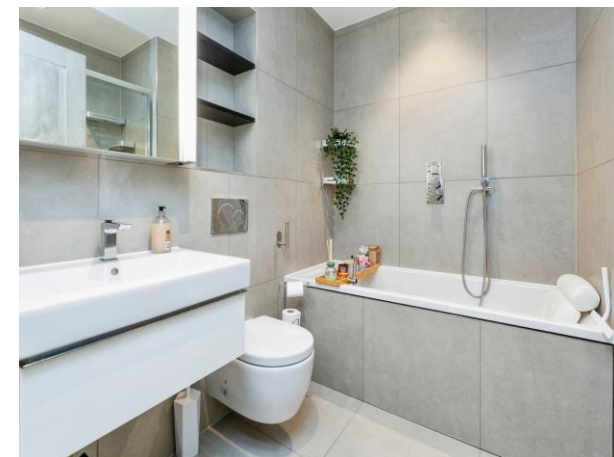
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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SGH310611](http://connells.co.uk/Property/SGH310611)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 07 Apr 2017. 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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Property Ref: SGH310611 - 0004