





Property Description

A modern two bedroom purpose built third 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 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

Third Floor Landing

Door to:

Entrance Hall

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

Living Room

27' 10" max x 11' 8" max (8.48m max x 3.56m 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

16' 11" max x 9' 10" max (5.16m max x 3.00m max)

Front aspect window, electric wall mounted heater, fitted wardrobe, door to Jack & Jill bathroom

Bedroom Two

13' 11" max x 9' 1" max (4.24m max x 2.77m max)

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

To view this property please contact Connells on

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111 High Street
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EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2930.00

Ground Rent:
 378.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310236

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.



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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