



**Connells**

Juniper Court Nixey Close  
Slough



## Property Description

An opportunity to purchase this first floor two bedroom retirement apartment located within close proximity of Slough High Street. Situated in a quiet and secluded area, easy access to bus routes and is walking distance to the Elizabeth line train station. Adjacent to Lascelles Park, other nearby parks include Upton Court Park, Herchel Park with the bonus of Black Park & Langley Park being a short drive away. The property comprises of 16 ft lounge diner, separate kitchen, double bedrooms, well maintained communal areas, on-site management staff, careline alarm service, residential parking area and offers no chain.

### Ground Floor:-

#### Communal Entrance

Entry phone system, door to:

#### Communal Hall Way

On-site management office, stairs to first floor:

#### First Floor Landing

Door to:

#### Entrance Hall

Entry phone, store cupboard, access to loft, doors to:

#### Lounge Diner

16' into bay x 12' 9" excluding door recess ( 4.88m into bay x 3.89m excluding door recess )

Dual aspect windows, electric wall mounted heater

#### Kitchen

10' 4" x 6' ( 3.15m x 1.83m )

Rear aspect window, wall and base units, one and a half bowl sink drainer unit with mixer tap & cupboard under, integrated four ring electric hob with oven under, cooker hood, space for fridge freezer, electric wall mounted fan heater

## Bedroom One

15' 8" into door recess x 9' 1" max ( 4.78m into door recess x 2.77m max )

Side aspect window, electric wall mounted heater, fitted wardrobes

## Bedroom Two

15' 8" max x 8' 5" max ( 4.78m max x 2.57m max )

Side aspect window

## Shower Room

Walk in shower with glass shower screen, wash hand basin with mixer tap & vanity unit, WC, electric wall mounted fan heater, extractor fan

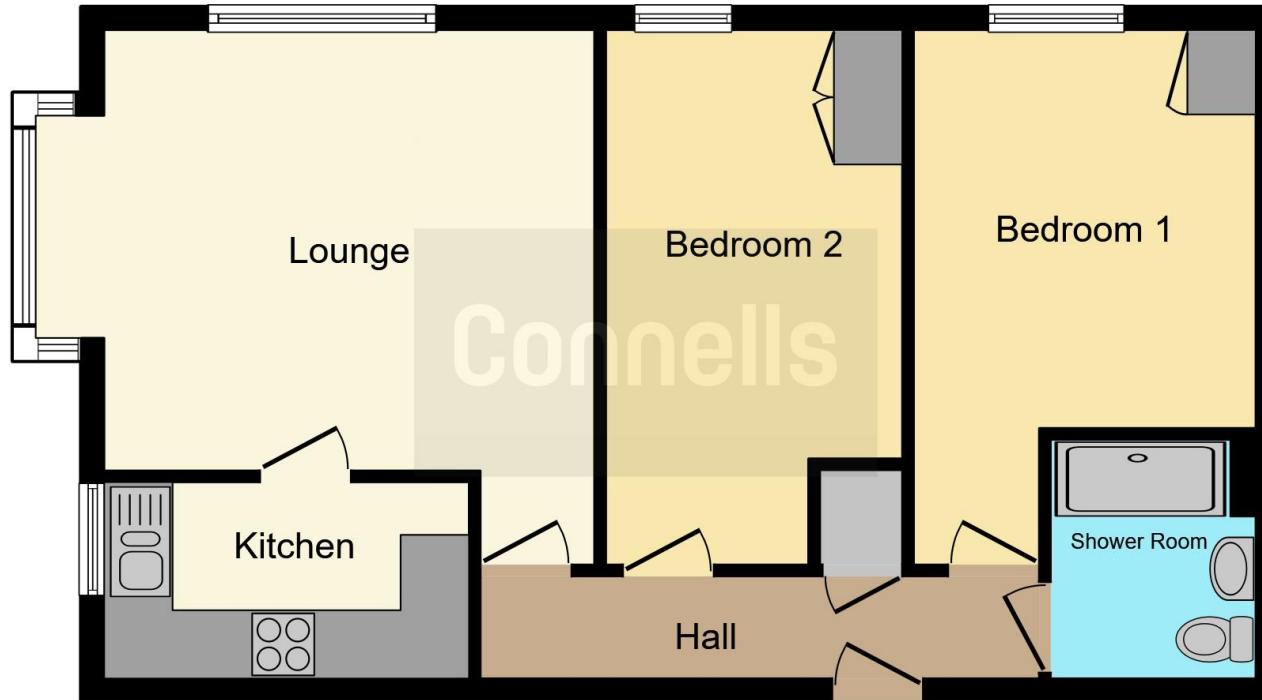
## Outside

Communal gardens and 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

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111 High Street  
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EPC Rating: C  
 Council Tax  
 Band: C

Service Charge:  
 3686.14

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online](http://www.connells.co.uk/Property/SGH310874) [connells.co.uk/Property/SGH310874](http://www.connells.co.uk/Property/SGH310874)**

This is a Leasehold property with details as follows; Term of Lease 139 years from 01 Aug 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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