







### Property Description

A fantastic opportunity to purchase this fully refurbished one bedroom first floor flat located in a popular residential area of Slough. Situated close to local amenities, easy access to the Farnham Road & 1.3 miles to Burnham's Elizabeth Line train station. It benefits from 17'5ft lounge, ample storage, serrate refitted kitchen & bathroom, private balcony, communal garden area, gas central heating with new boiler, engineered Oak Flooring and offers no chain.

### Communal Area

Entry phone, lift/stairs to all floors

### First Floor

#### Entrance Hall

Entry phone, radiator, storage cupboard, engineered oak floor

#### Lounge

17' 5" x 10' 2" ( 5.31m x 3.10m )

Rear aspect window, radiator, engineered oak floor

#### Kitchen

12' 4" max x 6' 4" max ( 3.76m max x 1.93m max )

Front aspect window, range of wall & base units, single drainer sink unit with mixer tap & cupboard under, integrated four ring electric hob with oven under, cookerhood, wall-mounted boiler in cupboard, plumbing for dishwasher & washing machine, space for fridge freezer

#### Bedroom One

12' 1" into recess x 10' to cupboard ( 3.68m into recess x 3.05m to cupboard )

Rear aspect window, engineered oak floor, radiator, built-in cupboard

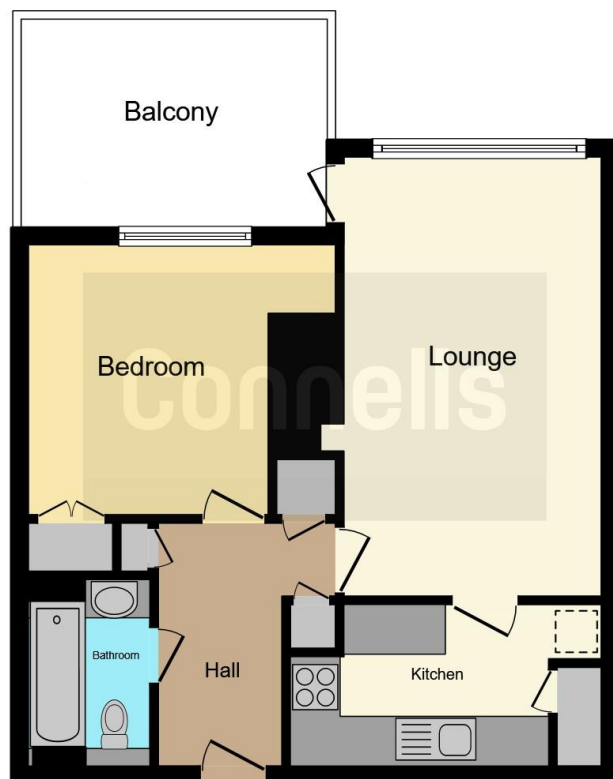
#### Bathroom

Front aspect window, bath with mixer tap & shower attachment, glass shower screen, WC, wash hand basin, heated towel rail, part tiled, tiled floor

#### Outside

Communal garden





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  
 SLOUGH SL1 1DH

EPC Rating: C Council Tax  
 Band: B

Service Charge: 922.00 Ground Rent:  
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Aug 1990. 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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