





Property Description

A purpose built & re-furbished one bedroom ground floor apartment is now offered with vacant possession. The property is located in this much sought after location and is within walking distance to Burnham railway station operating the Elizabeth line. Junction 7 of M4 motorway is within a short drive. It benefits from entry phone, 14ft lounge, brand new kitchen with integrated appliances, new doors windows & flooring throughout the property, electric heating and residents' parking.

Entrance Hall

Entry phone, laminate floor.

Lounge

14' 11" max x 10' 2" max (4.55m max x 3.10m max)

Side aspect, electric wall mounted heater, laminate floor, door to:

Kitchen

12' 6" x 5' 11" (3.81m x 1.56m)

Side aspect, wall and base units, single bowl sink drainer unit with cupboard under, plumbing for washing machine, electric cooker point, space for fridge freezer.

Bedroom

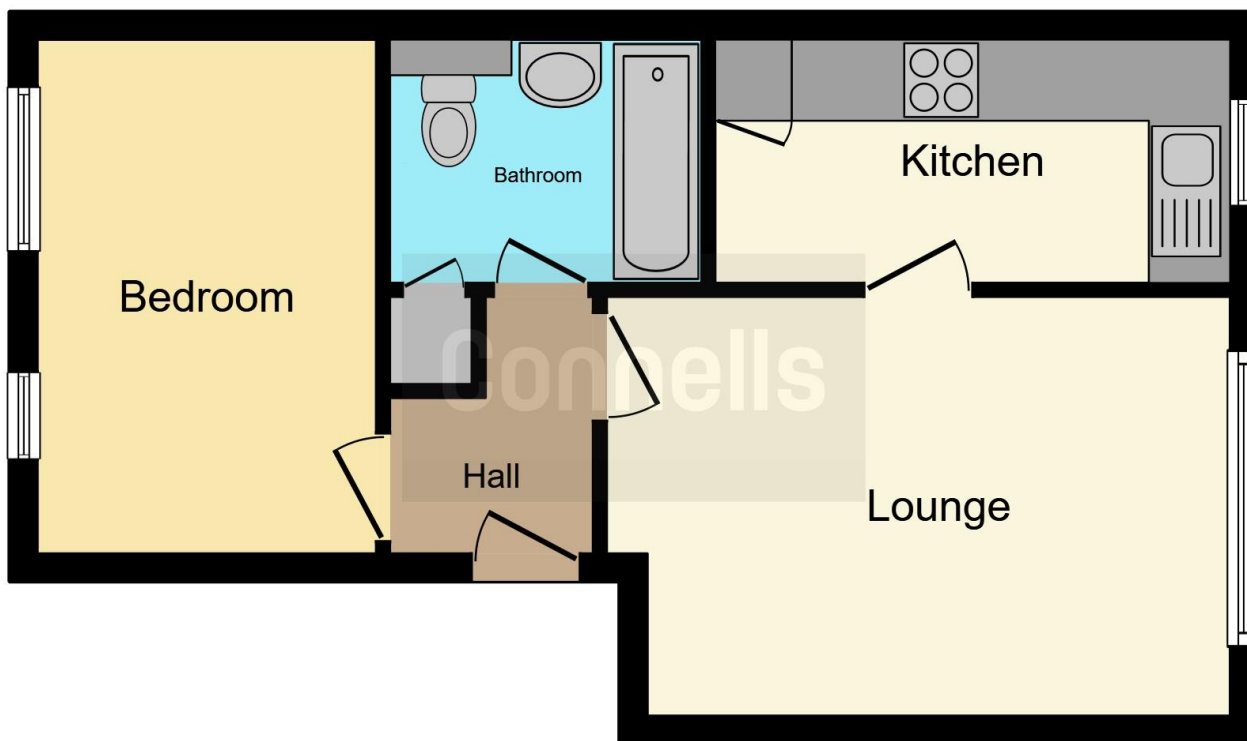
12' 5" x 8' 2" (3.78m x 2.49m)

Front aspect windows x2, electric wall mounted heater.

Bathroom

Paneled bath with wall mounted shower, wash hand basin, low level WC, airing cupboard, part tiled, extractor fan.





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: C

Council Tax
 Band: B

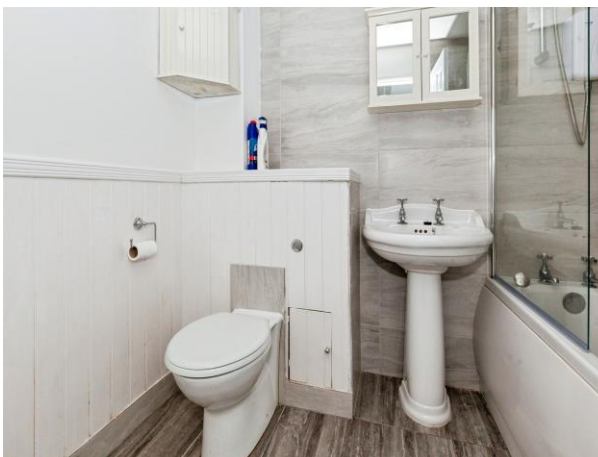
Service Charge:
 1560.00

Ground Rent:
 60.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1992. 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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