



**Connells**

Franklin Avenue  
Slough





### Property Description

This ground floor one bedroom flat, located in a popular residential area, is now offered for sale. Situated close to the Farnham Road, easy access to local amenities as well as Slough trading Estate, has regular bus routes and easy access to the M4 & M40 junctions. It benefits from 12'9 Ft lounge, separate 12'2 Ft kitchen, double bedroom, gas central heating, double glazed windows, communal garden area and residents parking bays.

### Ground Floor

Door to

### Entrance Hall

Front aspect window

### Lounge

12' 9" x 11' 5" ( 3.89m x 3.48m )  
Front aspect window, laminate floor, radiator, storage cupboard

### Kitchen

12' 2" x 9' 11" ( 3.71m x 3.02m )  
Rear aspect window, range of wall & base units, single bowl sink drainer, electric cooker point, plumbing for washing machine, space for fridge freezer, radiator, storage cupboard, door to communal garden

### Bedroom

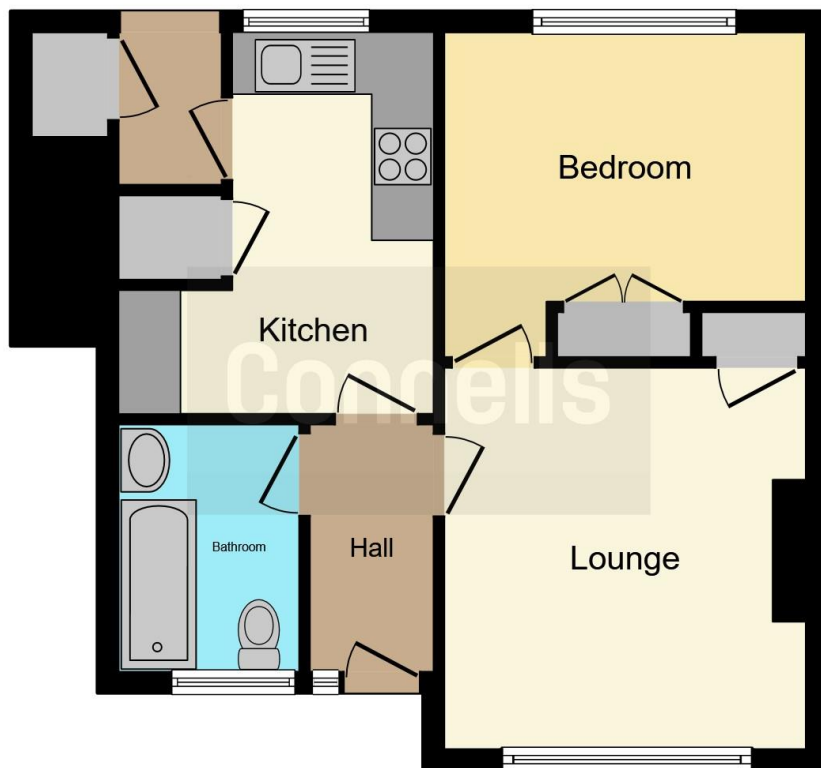
11' 5" x 10' 8" ( 3.48m x 3.25m )  
Rear aspect window, built-in wardrobe, radiator

### Bathroom

Rear aspect window, paneled bath with mixer tap & shower attachment, wash hand basin with vanity unit, WC, radiator







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

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating: D Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH309922](http://connells.co.uk/Property/SGH309922)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jun 2010. 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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