



**Connells**

Crossways Windsor Road  
Slough



# Crossways Windsor Road Slough SL1 2NW

for sale offers in the region of  
**£315,000**



## Property Description

Connells are pleased to market this two bedroom apartment located in the centre of Slough, just 10 minutes walk from Slough railway station and High Street with shops, restaurants and amenities on hand. It comprises of a 23 ft open plan kitchen with integrated appliances, lounge diner, private balcony, family bathroom plus en-suite to master, residential parking area, . NO CHAIN - Viewing is highly recommended.

## Entrance Hall

Video entry phone, cupboard with plumbing for washing machine

## Lounge

28' 1" max x 11' 9" ex door recess ( 8.56m max x 3.58m ex door recess )  
Front aspect window, radiators, door to balcony

## Open-Plan Kitchen

Range of wall & base units, single bowl sink drainer with mixer tap, integrated four ring electric hob with oven under, integrated fridge freezer, integrated dishwasher

## Bedroom One

15' 7" max x 9' 7" max ( 4.75m max x 2.92m max )  
Front aspect window, fitted wardrobe, radiator

## En-Suite

Shower, WC, wash hand basin, heated towel rail, extractor fan, tiled floor

## Bedroom Two

11' 7" max x 8' 10" max ( 3.53m max x 2.69m max )  
Front aspect window, radiator

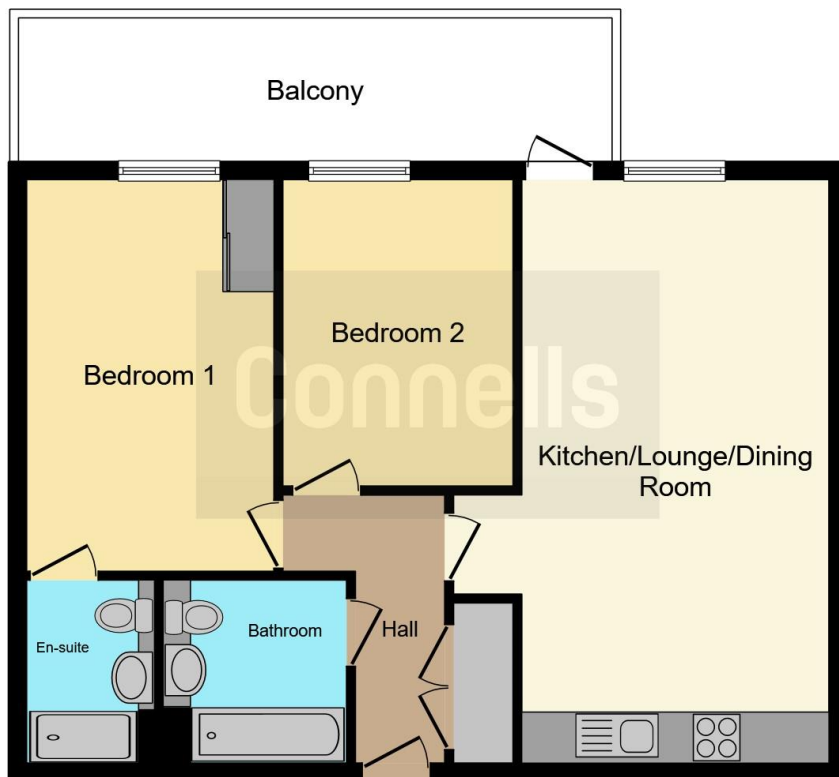
## Bathroom

Bath with mixer tap, shower attachment & glass screen, WC, wash hand basin, tiled floor

## Outside

Residents 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](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: B

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 278.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310920](http://connells.co.uk/Property/SGH310920)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2016. 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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Property Ref: SGH310920 - 0005

