



Connells

Upton Park  
Slough





## Property Description

A deceptively spacious quirky and characterful two/three bedroom purpose built apartment, with accommodation arranged over two floors, and is located in a conservation area next to Herschel Park.

The property is within walking distance to Slough High Street & the Mainline Railway station, with its Elizabeth Line, providing fast trains into London.

It benefits from two reception rooms, the dining room being 13FT and the lounge being 17FT! 13 Ft fitted kitchen with separate utility room, cloakroom, electric heating, residential parking area and offers vacant possession. Internal viewings highly recommended.

\*OPEN DAY SATURDAY 19TH JULY - PLEASE CONTACT US TO BOOK IN FOR THE OPEN DAY\*

## Ground Floor:

Entry phone system, door to:

## Communal Entrance Hall

Stairs to all floors,

## Second Floor Landing

Door to:

## Entrance Hall

Electric heater, stairs to top floor, doors to:

## Bedroom One

10' 8" max x 10' 5" max ( 3.25m max x 3.17m max )

Rear aspect window, electric heater, laminate floor

## Bedroom Two

10' 5" max x 10' 4" max ( 3.17m max x 3.15m max )

Rear aspect window, laminate floor, electric heater

## Bathroom

paneled bath, wall attached shower, sliding shower screen, whb, wc, extractor fan, tiled walls

## Third Floor Landing

Eaves cupboards, doors to cloakroom

## Cloakroom

wc, whb, mixer tap, extractor fan

## Lounge

17' 5" max x 16' 6" max ( 5.31m max x 5.03m max )

Two front windows, laminate flooring underfoot, electric heater, archway to dining room/bedroom three

## Dining Room/Bedroom Three

12' 11" x 8' 7" ( 3.94m x 2.62m )

Front aspect window, laminate flooring  
underfoot, electric heater

## Kitchen

13' 9" x 6' 8" ( 4.19m x 2.03m )

rear aspect window, sink/drain, sink unit  
with mixer tap and cupboard under, wall and  
base units, integrated four ring electric hob  
with electric oven under, plumbing for  
washing machine, space for base fridge,  
laminate floor, door to utility room

## Utility

7' 1" x 6' 1" ( 2.16m x 1.85m )

Rear aspect window, laminate floor underfoot

## Parking

Residents parking

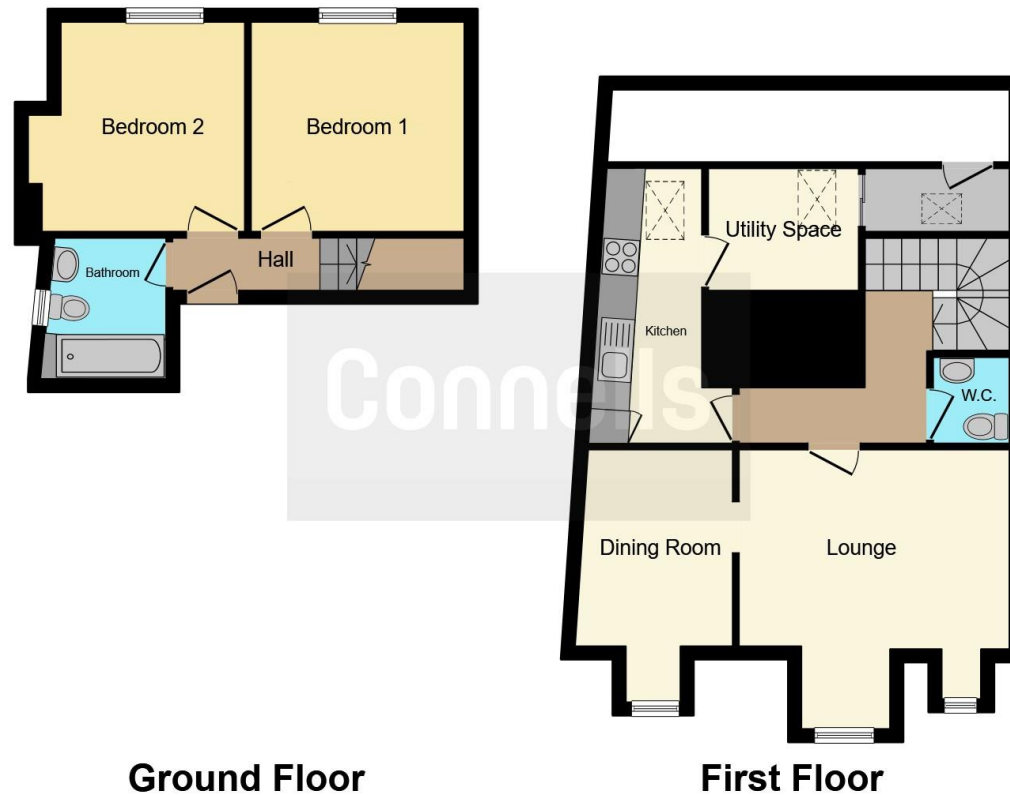












**Ground Floor**

**First Floor**

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 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311038](http://connells.co.uk/Property/SGH311038)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1997. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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