





Property Description

A purpose-built two-bedroom first floor apartment is now offered for sale in this popular residential area just off of the Langley Road. The property is well located for all local amenities including the popular schools of Langley Grammar and Langley Academy. It benefits from entry phone, 15ft lounge with private balcony, fitted kitchen, modern bathroom, gas central heating to radiators and double-glazed windows.

Entrance Hall

Entry phone system, radiator, laminate floor

Lounge

15' 1" max x 13' 3" max (4.60m max x 4.04m max)

Front aspect window, radiator, laminate floor, door to balcony, door to inner hall

Inner Hall

Two storage cupboards, laminate floor

Kitchen

9' 10" max x 8' 4" max (3.00m max x 2.54m max)

Rear aspect window, range of wall & base units, single bowl sink drainer with mixer tap & cupboard under, gas cooker point, cookerhood, plumbing for washing machine, space for fridge freezer

Bedroom One

14' 2" max x 9' 7" max (4.32m max x 2.92m max)

Front aspect window, built-in wardrobe, radiator, laminate floor

Bedroom Two

12' x 8' 8" ex door recess (3.66m x 2.64m ex door recess)

Rear aspect window, radiator, laminate floor

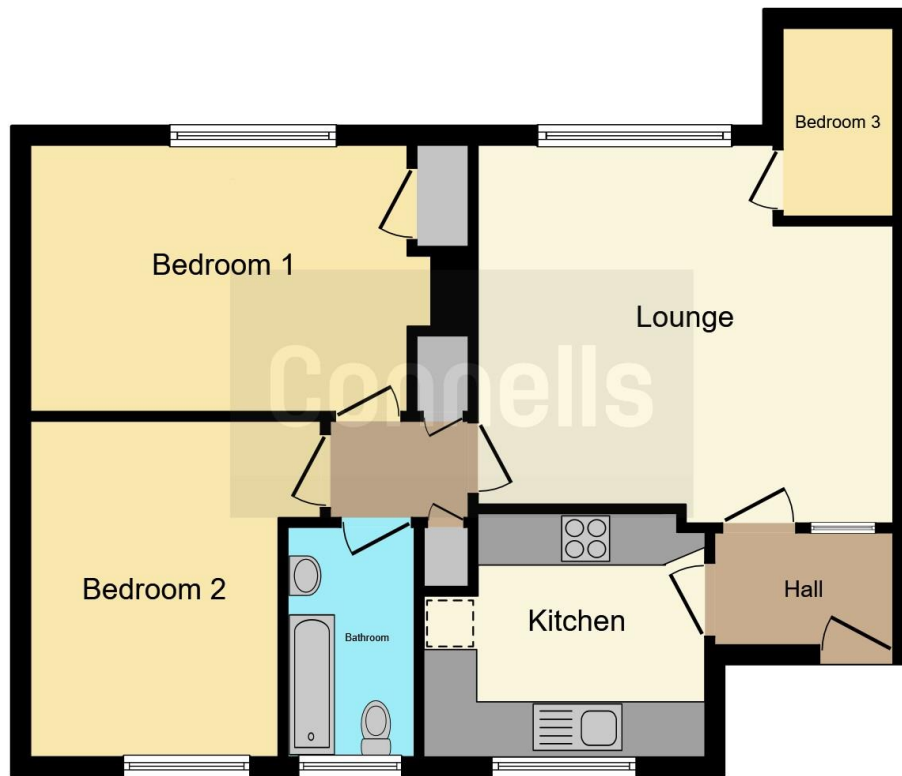
Bathroom

Side aspect window, bath with mixer tap & shower attachment, wash hand basin, WC, radiator

Outside

External cupboard housing wall mounted boiler





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: D Council Tax
 Band: C

Service Charge: 200.00 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 26 Jan 2015. 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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