



Connells

Quadrivium Point Tuns Lane
Slough

Quadrivium Point Tuns Lane Slough SL1 2WN

for sale offers in excess of
£210,000



Property Description

This two bedroom third floor flat located in Slough is now offered for sale. Situated close to local amenities, easy access to the M4 Junction, close to Farnham road and is within catchments of local Primary & Grammar Schools. It benefits from lounge/ diner, fitted kitchen with integrated appliances, double bedrooms, en-suite, allocated underground secure parking and offers no chain.

Ground Floor:-

Communal Entrance

Entry phone system, stairs and lift to all floor

Third Floor Landing

Door to:

Entrance Hall

Entry phone system, storage cupboard, laminate floor

Lounge/ Diner

13' 9" max x 13' 6" max (4.19m max x 4.11m max)

Front aspect window, laminate floor, door to private balcony

Kitchen

10' 9" x 7' 1" (3.28m x 2.16m)

Range of wall & base units, four ring integrated electric hob with oven under, integrated fridge/ freezer, one and a half bowl sink drainer unit with mixer tap, plumbing for washing machine

Bedroom One

15' 8" max x 10' 5" max (4.78m max x 3.17m max)

Front aspect window, laminate floor, built in cupboard

En-Suite

Shower cubicle, wash hand basin, WC, heated towel rail, shaver point, extractor fan

Bedroom Two

10' 9" x 8' 5" (3.28m x 2.57m)

Front aspect window, laminate floor

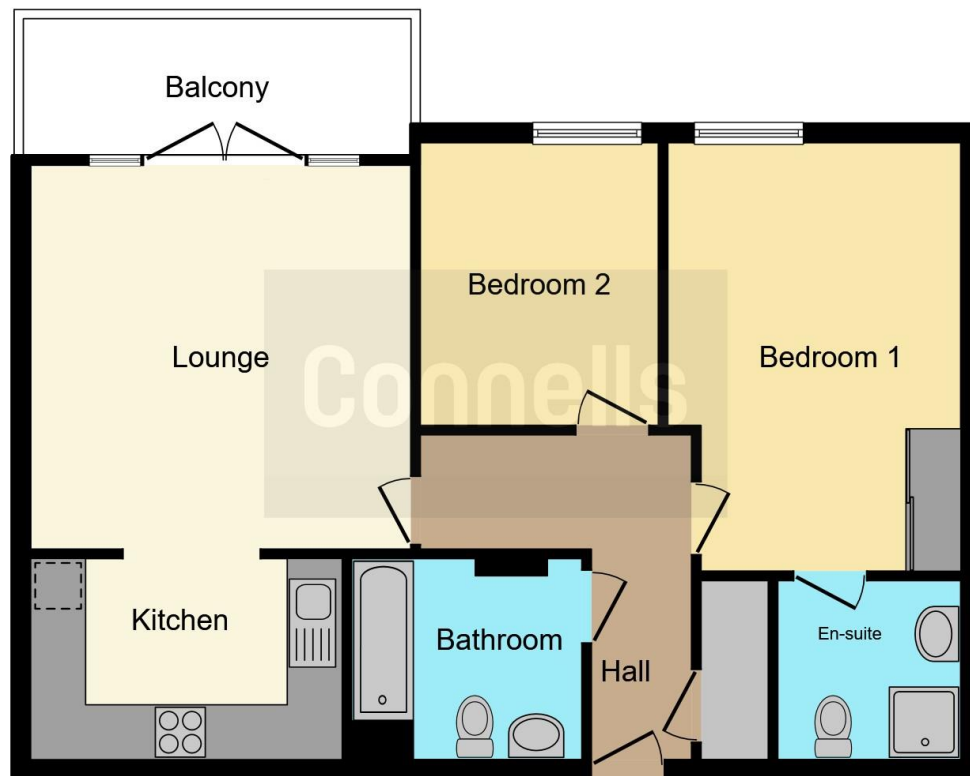
Bathroom

Bath with mixer tap, WC, wash hand basin, heated towel rail, shaver point, extractor fan

Outside

Communal court yard area, underground secure allocated parking space





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
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 4000.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310987

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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: SGH310987 - 0003

