



Connells

The Factory Memorial Avenue
Slough

The Factory Memorial Avenue Slough SL1 3GZ

for sale
£250,000



Property Description

A well-presented modern one-bedroom flat is now offered for sale, situated in the newly developed Horlicks Quarter in the heart of Slough.

It benefits from high ceilings, 15ft lounge, open-plan kitchen, bedroom with built-in wardrobes, family bathroom, long lease

This exciting development offers modern & open-plan living & has a variety of resident facilities - including a cinema room, gym, working spaces with fast wifi, concierge, resident lounge & kitchen, plenty of open spaces, rooftop garden and a café.

Viewings are a must!

Concierge

Lift & stairs to all floors

Entrance Hall

Video entry system, cupboard with plumbing for washing machine

Lounge

15' 1" x 15' 4" (4.60m x 4.67m)
Rear aspect windows, electric wall mounted heater

Open-Plan Kitchen

Range of wall & base units with stone worktops and under lighting, sink with mixer tap, four ring integrated electric hob with oven under, extractor hood, integrated dishwasher and fridge freezer

Bedroom

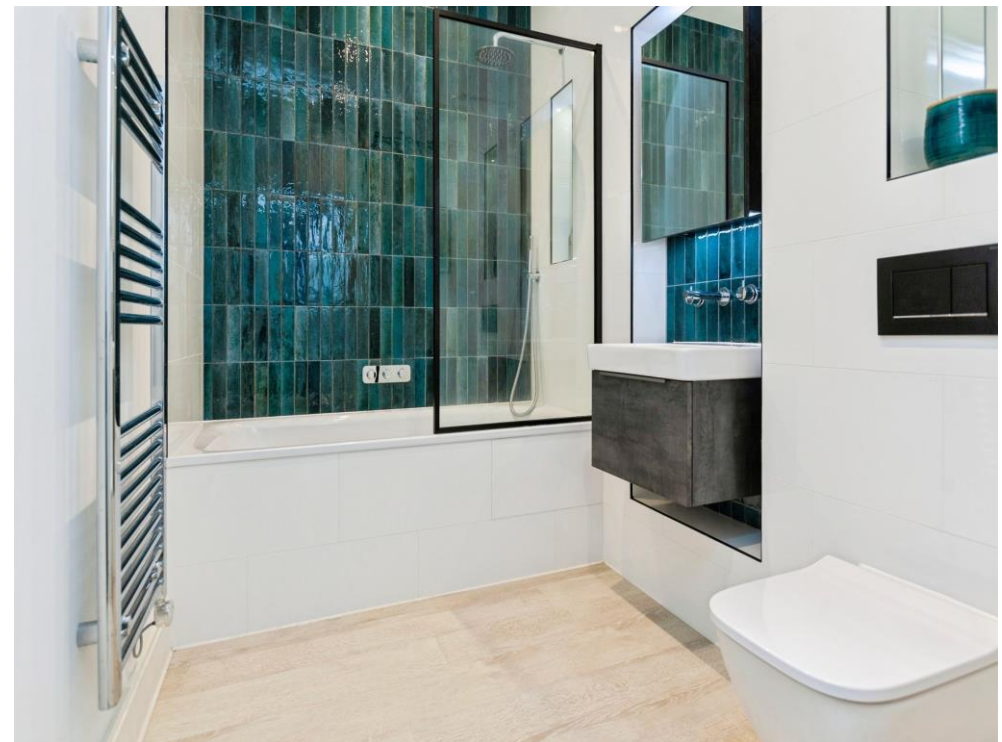
10' 4" x 8' 8" to wardrobe (3.15m x 2.64m to wardrobe)
front aspect window, two built-in wardrobes, electric wall mounted heater

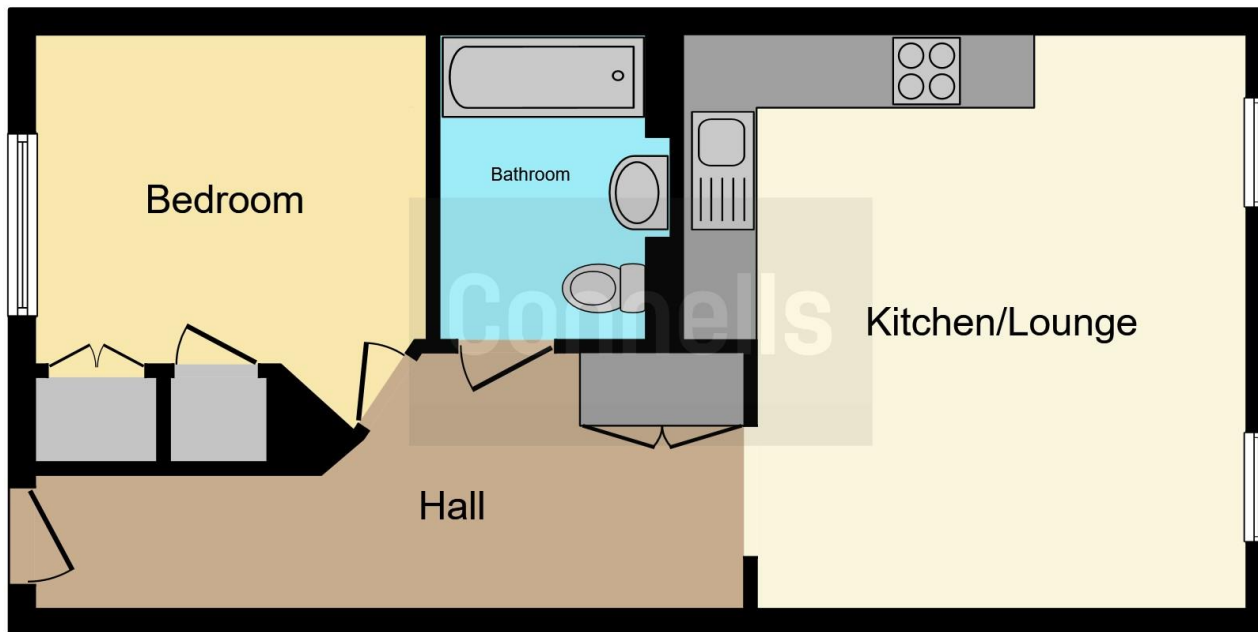
Bathroom

Bath with mixer tap, wall mounted shower and glass screen, wash hand basin with vanity unit, WC, heated towel rail, extractor fan

Communal Area

Concierge, cinema room, meeting/work spaces, cafe, gym, residents kitchen, communal gardens with water features, cycle storage





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: B

Council Tax
 Band: C

Service Charge:
 2050.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311138

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. 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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