



**Connells**

Windmill Road  
SLOUGH



### Property Description

A superbly presented two-bedroom ground floor flat situated in this much sought after location with views across Salt Hill Park is now offered for sale. Slough Town Centre with its mainline railway station including the Elizabeth Line is within half a mile, junction 6 of the M4 is within two minutes' drive.

The Property benefits from 15ft lounge, modern kitchen, two bathrooms, en-suite to master bedroom, family bathroom. gas central heating to radiators, double glazed windows, private balcony, communal garden & allocated parking.

### Ground Floor

Entry phone system, door to communal entrance hall, door to

### Entrance Hall

Radiator, laminate floor, cupboard

### Lounge

15' 6" x 12' 11" ( 4.72m x 3.94m )  
Side aspect window, radiator, laminate floor, built-in cupboard housing wall mounted boiler,, opening to

### Fitted Kitchen

8' 8" x 8' 4" ( 2.64m x 2.54m )  
Side aspect window, single drainer sink unit with mixer tap & cupboard under, range of wall & base units, integrated four ring gas hob with electric oven under, cookerhood, plumbing for washing machine, space for fridge freezer, tiled floor

### Master Bedroom

15' 6" x 9' 5" to wardrobe ( 4.72m x 2.87m to wardrobe )  
Rear aspect window, laminate floor, radiator, fitted wardrobes, door to private balcony

### En-Suite Shower Room

Fully tiled shower cubicle, wash hand basin with mixer tap , WC, heated towel rail, extractor fan

### Bedroom Two

10' x 9' ( 3.05m x 2.74m )  
Rear aspect window, radiator, laminate floor

### Family Bathroom

Paneled bath with mixer tap, wash hand basin with mixer tap, WC, heated

towel rail, extractor fan, part tiled

## 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

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111 High Street  
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EPC Rating: C    Council Tax  
 Band: C

Service Charge:  
 3000.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311042](http://connells.co.uk/Property/SGH311042)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2003. 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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