



Connells

Tracy Avenue
SLOUGH



Property Description

A two-bedroom flat is now offered for sale, situated in the Castlevue catchment area of Langley. It is close to local amenities, including Langley Station offering the Elizabeth Line with fast trains into London.

It benefits from 15ft lounge/diner, modern kitchen with integrated appliances, en-suite to master bedroom, double glazed windows, gas central heating to radiators, access to communal garden & allocated parking.

Communal Entrance

Stairs to all floors

1st Floor Landing

Entrance Hall

Entry phone system, store cupboard

Lounge/Diner

15' into bay x 17' 10" (4.57m into bay x 5.44m)
front aspect windows, radiator

Kitchen

10' 8" x 6' 9" (3.25m x 2.06m)
Side aspect window, range of wall & base units, single bowl sink drainer with mixer tap & cupboard under, four ring gas hob with oven under & cookerhood, integrated dishwasher and fridge freezer, plumbing for washing machine, radiator

Bedroom One

11' 6" into door recess x 11' 3" (3.51m into door recess x 3.43m)
front aspect window, built-in wardrobe, radiator

En-Suite

Shower cubicle, wash hand basin, WC, extractor fan, radiator

Bedroom Two

8' 5" x 8' 1" to wardrobe (2.57m x 2.46m to wardrobe)
Rear aspect window, built-in wardrobe, radiator

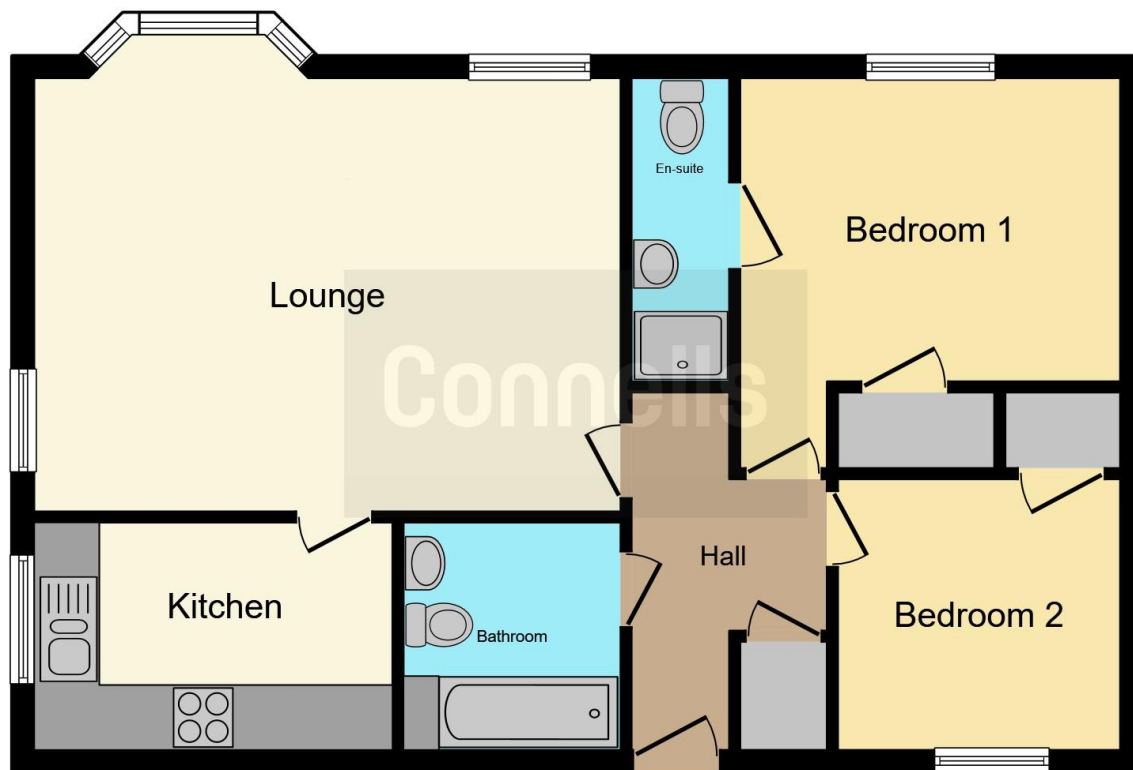
Bathroom

Bath with mixer tap, shower & glass screen, wash hand basin, WC, extractor fan, radiator

Outside

Communal garden & allocated 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

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:
 2658.00

Ground Rent:
 205.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 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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