







### Property Description

The property offered for sale is a two bedroom purpose built apartment, situated on the top floor with far reaching views, in this select development, within walking distance of the High Street and mainline railway station providing the Elizabeth Line. It benefits from entry phone, lift services, en-suite to master and allocated parking.

### Ground Floor

Entry phone, door to:-

### Entrance Hall

Stairs and lift services to all floors.

### Sixth Floor Landing

### Entrance Hall

Cloaks cupboard, electric heater, door to:-

### Lounge

12' 2" x 12' 3" ( 3.71m x 3.73m )

Rear aspect, electric heater, television point, telephone point, door to private balcony, door to:-

### Kitchen

8' 10" x 6' 4" ( 2.69m x 1.93m )

Side aspect, single sink drainer unit with cupboards under, range of wall and base units, electric hob, with electric oven under, cooker-hood, integrated dishwasher, integrated, washing machine, extractor fan, space for fridge freezer.

### Master Bedroom

10' 5" x 8' 4" ( 3.17m x 2.54m )

Rear aspect, electric heater, television point, telephone point, storage heater, door to:-

### En-Suite

Shower cubicle, wash hand basin with mixer taps, low level WC, extractor fan.

### Bedroom Two

10' 7" x 7' 10" ( 3.23m x 2.39m )

Rear aspect, electric heater.

## Bathroom

Paneled bath with mixer taps, with shower attachment, wash hand basin, low level WC, extractor fan, electric heater.

## Outside

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](http://www.focalagent.com)

To view this property please contact Connells on

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111 High Street  
 SLOUGH SL1 1DH

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 4560.44

Ground Rent:  
 275.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2006. 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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