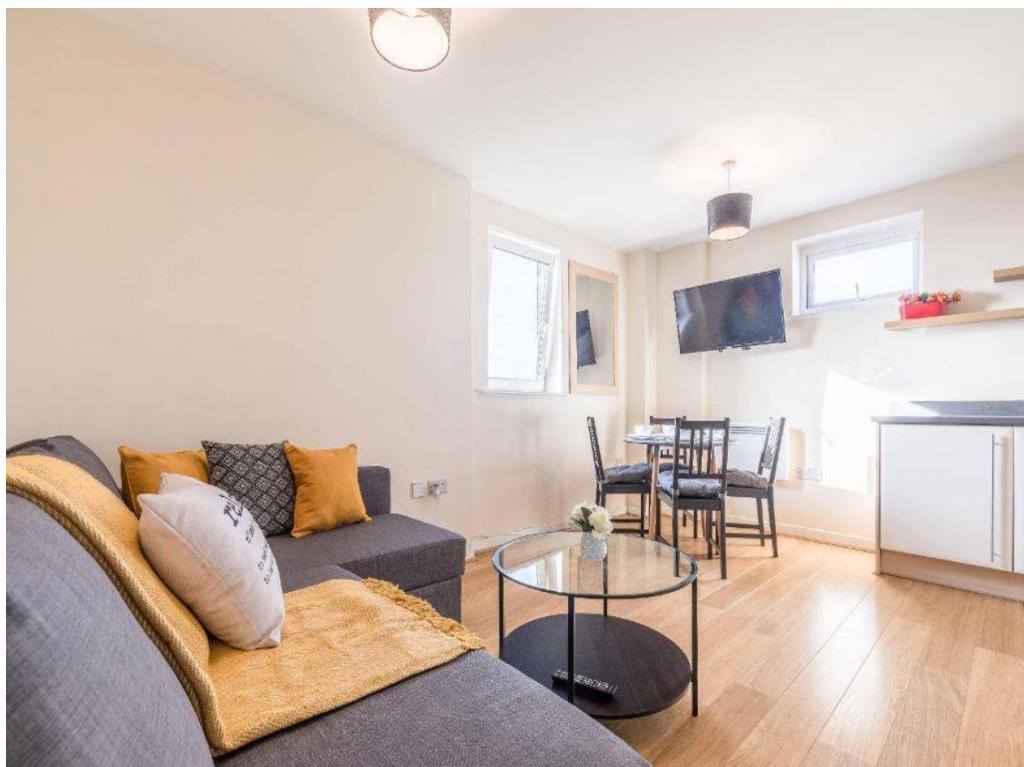




Connells

The Junction Grays Place
Slough



Property Description

Live the high life and own this luxurious bright two double bedroom sub-penthouse flat on the doorstep of Slough train station. Based on the 8th floor with far reaching views of Windsor Castle. Be the envy of your friends. A charming corner facing flat with dual aspect towards south and west that gives plenty of sunlight all day.

The closest development to the Elizabeth line and originally built by the prestigious Barratt Homes. Situated within easy reach of Slough High Street and is within catchments of local Primary & Grammar Schools.

Recently fully refurbished & upgraded, such as a bespoke built-in wardrobe, fashionable ceiling light fixtures and marble tiled kitchen splashback. This flat benefits from an open plan layout and a brand new fridge freezer and washer dryer. Additionally, there is a dishwasher and plenty of storage throughout.

Sold chain free with approximately 140 years remaining on the lease. Comes with its own onsite car parking permit. Benefits from on-site caretaker porter who deals with the day to day maintains of the development, including parcel deliveries.

Communal Area

Video entry phone, stairs & lift to all floors

8th Floor Landing

Door to

Entrance Hall

Laminate floor, electric wall mounted heater, large walk-in cupboard housing hot water cylinder.

Lounge

15' 9" x 13' 1" (4.80m x 3.99m)
Dual aspect windows, laminate floor, two

electric heaters

Fitted Open-Plan Kitchen

One and a half bowl sink unit with mixer tap and cupboard under, splashback, integrated four ring electric hob with oven under, cooker hood, integrated washing machine & fridge freezer, wall shelves.

First Floor

Bedroom One

17' 5" max to wardrobe x 8' 9" (5.31m max to wardrobe x 2.67m)
Side aspect window, electric heater, bespoke fitted wardrobes with working desk

Bedroom Two

10' x 9' 8" (3.05m x 2.95m)
Side aspect window, electric heater, display shelves

Bathroom

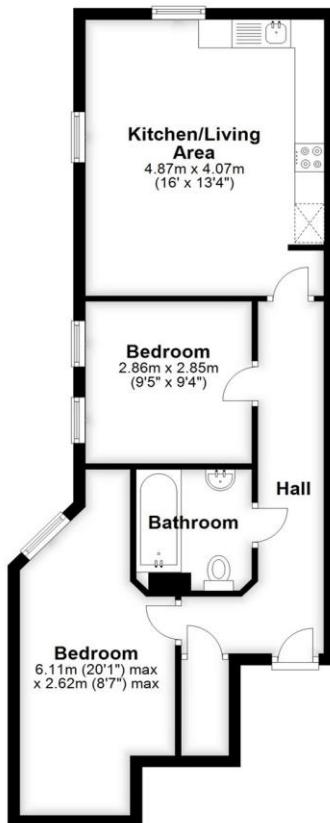
Panelled bath with mixer tap & wall attached shower with glass screen, wash hand basin with mixer tap, WC, heated towel rail, shaver point, laminate floor, extractor fan.

Outside

Residents parking



Eighth Floor
Approx. 56.2 sq. metres (605.0 sq. feet)



Total area: approx. 56.2 sq. metres (605.0 sq. feet)

MuuvPro - info@muuvpro.com / www.muuvpro.com / 01732 752199 - This plan is intended for marketing purposes and should be used as a guide only. Every effort is made to ensure its accuracy, however MuuvPro cannot accept liability for any errors or omissions.
Plan produced using PlanUp.



To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
SLOUGH SL1 1DH

EPC Rating: C
Council Tax
Band: C

Service Charge:
2400.00

Ground Rent:
350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311012

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SGH311012 - 0007