



Connells

Neo Apartments Wexham Road  
SLOUGH



# Neo Apartments Wexham Road SLOUGH SL1 1UG

for sale offers in excess of  
**£250,000**



## Property Description

Connells are pleased to offer for sale this second floor two bedroom purpose built apartment situated just off the High Street. The property is within walking distance of local shops and mainline railway station offering the Elizabeth Line into London.

It benefits from master bedroom with en-suite shower room, living room with private balcony, fitted kitchen area with oven and hob, electric heating and an allocated parking space. The property is also offered with no chain.

## Communal Entrance

Video entry system, Stairs and lift service to first and second floors.

## Second Floor Landing

Door to

## Entrance Hall

Built in cloaks cupboard, built in airing cupboard, storage heater.

## Lounge

13' 7" x 13' 5" ( 4.14m x 4.09m )  
Laminate flooring, electric heater.  
Door to a private balcony.

## Fitted Kitchen

9' 3" x 5' 3" ( 2.82m x 1.60m )  
A range of eye and base level units with work surfaces over, single drainer sink and drainer unit with mixer tap, built in four ring ceramic hob with oven and grill below, extractor fan above, plumbing for washing machine, space for fridge/freezer, laminate flooring.

## Master Bedroom

11' 7" x 9' 9" ( 3.53m x 2.97m )  
Fitted wardrobes, telephone point, electric heater.

## En-Suite Shower Room

Suite comprising fully tiled shower cubicle, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan.

## Bedroom Two

9' 5" x 9' ( 2.87m x 2.74m )  
Electric heater.

## Bathroom

Suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan.

## 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

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 3200.00

Ground Rent:  
 275.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310854](http://connells.co.uk/Property/SGH310854)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2025. 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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