





# Chatham Court Grove Close Slough SL1 1QJ

for sale  
**£250,000**



## Property Description

A modern two bedroom ground floor purpose built apartment situated in this small development. The property is well located within walking distance to Slough High Street & the mainline station offering the Elizabeth Line.

The property benefits from 15ft lounge, fitted kitchen with integrated appliances, modern bathroom, private rear garden & allocated parking space and offers NO CHAIN.

ideal for first time buyers and investors....viewings highly recommended!

## Entrance Hall

Electric wall mounted heater, storage cupboard

## Lounge

15' 7" max x 10' 11" max ( 4.75m max x 3.33m max )

Rear aspect window, electric wall mounted heater

## Kitchen

Range of wall & base units, single bowl sink drainer, integrated four ring electric hob with oven under, extractor hood, integrated under counter fridge, plumbing for washing machine

## Bedroom One

12' 1" x 9' 10" ( 3.68m x 3.00m )

front aspect window, electric wall mounted heater

## Bedroom Two

11' 9" x 6' 1" ( 3.58m x 1.85m )

Rear aspect window, electric wall mounted heater

## Bathroom

Bath with mixer tap, shower attachment & glass shower screen, wash hand basin with mixer tap & vanity unit, WC, extractor fan, storage cupboard housing mega flo tank

## Outside

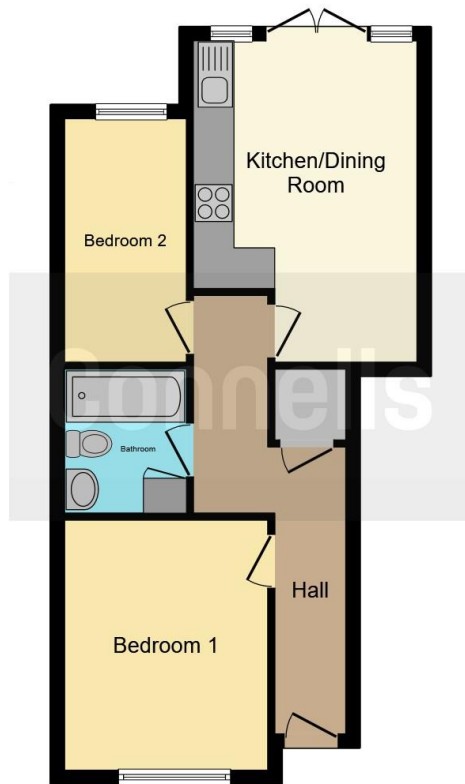
## Outside

Rear garden laid to patio with shingle borders

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: B

Service Charge:  
 1300.00

Ground Rent:  
 150.00

Tenure: Leasehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SGH311186 - 0002