





Property Description

This stunning modern apartment is the perfect purchase for first time buyers and offers everything that you can possibly need. The apartment is less than 10 years old and provides a true new build feeling throughout plus it is still covered under the NHBC warranty.

Internally the entire property is beautifully presented and does not require any work at all. The layout consists of TWO spacious double bedrooms with the master benefiting from an en suite bathroom. A second modern bathroom is provided and accessed via the entrance hallway. A huge 20 ft open plan kitchen/lounge and dining area provides ample room for entertaining and for the entire family to enjoy. Bonus storage is provided in the hallway area, with a further storage room attached to the kitchen currently being used as a pantry. The lounge provides access to the private balcony which is located to the rear of the building and offers beautiful views of Windsor Castle.

Communal Area

Entry phone system, secure post boxes, stairs and lift to all floors

Fourth Floor Landing

Door to

Entrance Hall

Entry phone system, radiator, cupboard housing boiler, double storage cupboard

Lounge

20' 9" x 13' 5" (6.32m x 4.09m)

Rear aspect window, radiators, doors to private balcony

Open-Plan Kitchen

Range of wall & base units, single bowl sink drainer, four ring gas hob with oven under & cookerhood, integrated fridge freezer, plumbing for washing machine

Store Room

6' 6" x 4' 9" (1.98m x 1.45m)

Storage cupboard

Bedroom One

13' 11" x 9' 3" (4.24m x 2.82m)

Rear aspect window, fitted wardrobe, radiator

En-Suite

Shower cubicle, wash hand basin, WC, shaver point, heated towel rail, extractor fan

Bedroom Two

13' 7" x 8' 10" (4.14m x 2.69m)

Rear aspect window, built-in wardrobe, radiator

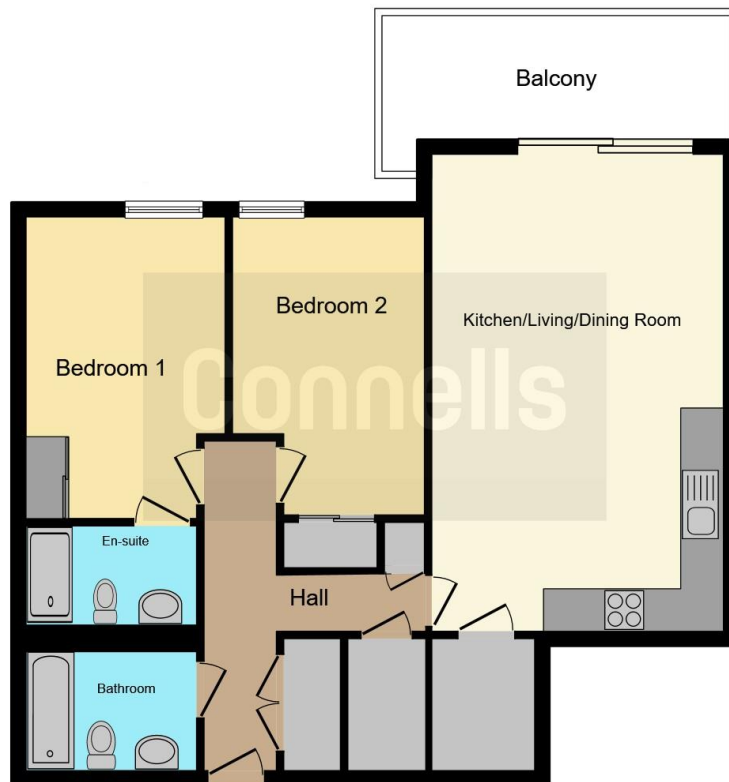
Bathroom

Bath with mixer tap & wall mounted shower, wash hand basin, WC, shaver point, heated towel rail, extractor fan

Outside

Secure 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

To view this property please contact Connells on

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111 High Street
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EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 500.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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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