



Connells

Welland Close
SLOUGH



Property Description

****VACANT POSSESSION**** A well-presented one-bedroom flat, situated in a prime location is now offered for sale. Situated in a popular area & close to all local amenities, including Langley Station offering the Elizabeth Line, local schools and parks.

It benefits from 15ft lounge, 8ft modern kitchen, family bathroom, communal garden & allocated parking.

Entrance Hall

Laminate floor, radiator, two storage cupboards

Lounge

15' 10" x 11' 7" (4.83m x 3.53m)
Front aspect window, laminate floor, radiator

Kitchen

8' 1" x 7' 9" (2.46m x 2.36m)
Rear aspect window, range of wall & base units, single bowl sink drainer with mixer tap, electric cooker point, plumbing for dishwasher & washing machine, space for fridge freezer, wall mounted boiler

Bedroom One

12' 6" x 9' 3" ex door recess (3.81m x 2.82m ex door recess)
Rear aspect window, built-in wardrobes, laminate floor, radiator

Bedroom Two

12' 1" to wardrobe x 6' 9" (3.68m to wardrobe x 2.06m)
Rear aspect window, built-in wardrobes, laminate floor, radiator

Bathroom

Bath with mixer tap & shower attachment, wash hand basin with mixer tap & vanity unit, WC, shaver point, radiator, tiled floor

Outside

One 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: D
 Council Tax
 Band: C

Service Charge:
 1092.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311265

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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Property Ref: SGH311265 - 0004