



Connells

Rochfords Gardens
SLOUGH



Property Description

A two-bedroom second-floor flat situated in this residential cul-de-sac with canal views is now offered for sale. Slough town centre with its mainline railway station, providing the Elizabeth line, is within one mile.

The property benefits from 19ft lounge, fitted kitchen, family bathroom, garage in block and no chain.

2nd Floor

Entrance Hall

Entry phone system

Lounge

19' 6" x 9' 8" (5.94m x 2.95m)
Rear aspect windows, radiator

Kitchen

9' 10" x 9' 8" (3.00m x 2.95m)
front aspect window, range of wall & base units, single bowl sink drainer with mixer tap, four ring integrated gas hob with oven under, space for fridge freezer, plumbing for washing machine, wall mounted boiler

Inner Hall

Store cupboard

Bedroom One

11' 3" x 9' 6" (3.43m x 2.90m)
Rear aspect window, radiator

Bedroom Two

9' 8" x 9' 6" (2.95m x 2.90m)
front aspect window, radiator

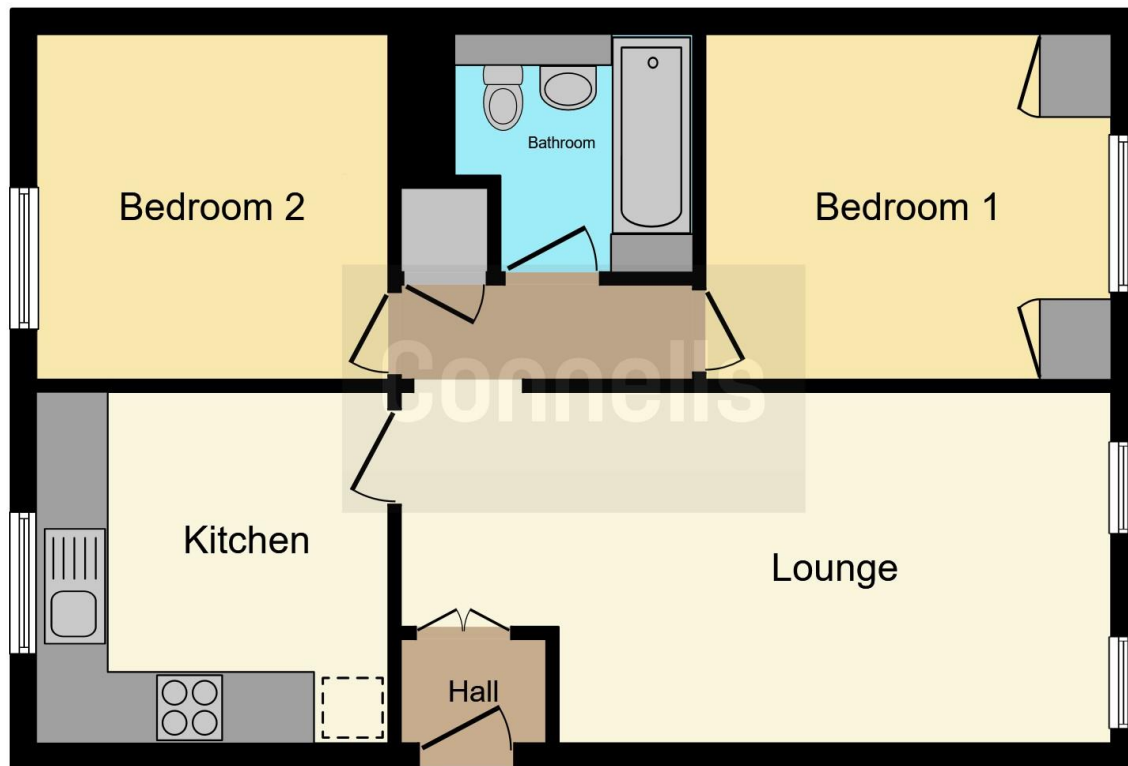
Bathroom

Bath with mixer tap & shower attachment, wash hand basin with vanity unit, WC, heated towel rail, extractor fan

Outside

Garage in block - has new door





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
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 10.00

Tenure: Leasehold

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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.

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