





Property Description

This first-floor apartment is well presented and ideal for singles, couples, or families with young children. Accessible by both elevator and stairs, it offers convenience for all residents. Built in 2017, Less than 10 years old, it maintains a new-build feel throughout and remains covered under the NHBC warranty. The property has been thoughtfully upgraded by the owners, enhancing its already modern appeal.

Located at the back of the building away from road noise, the home features a balcony off the lounge/kitchen diner, perfect for relaxing in the fresh air without leaving home. The bedrooms are generously sized, and with a well-appointed family bathroom, plus an en-suite, there's ample space for everyone. Large built-in cupboards provide excellent storage, keeping everything organized and uncluttered. The modern kitchen, with its built-in appliances and cool tones, is particularly appealing.

The location offers the best of both worlds: you can walk into Eton Riverside, Windsor or reach the M4, M25, M40, or train station within minutes. Heathrow Airport is also easily accessible, making this apartment perfect for commuters traveling overseas or into London. While the building contains apartments of various shapes, sizes, and layouts, this one truly has it all, viewing is highly recommended.

Communal Entrance

Video entry phone system, stairs and lifts to all floors

First Floor Landing

Door to

Entrance Hall

Radiator, storage cupboard housing wall mounted boiler

Lounge

14' 10" max x 19' 2" (4.52m max x 5.84m)

Rear aspect window, radiators, laminate floor, door to balcony

Open-Plan Kitchen

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

Bedroom One

13' 2" max x 11' 3" max (4.01m max x 3.43m max)

Rear aspect window, built-in wardrobe, radiator

En-Suite

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

Bedroom Two

13' 2" max x 8' 10" max (4.01m max x 2.69m max)

Rear aspect window, fitted wardrobe, radiator, laminate floor

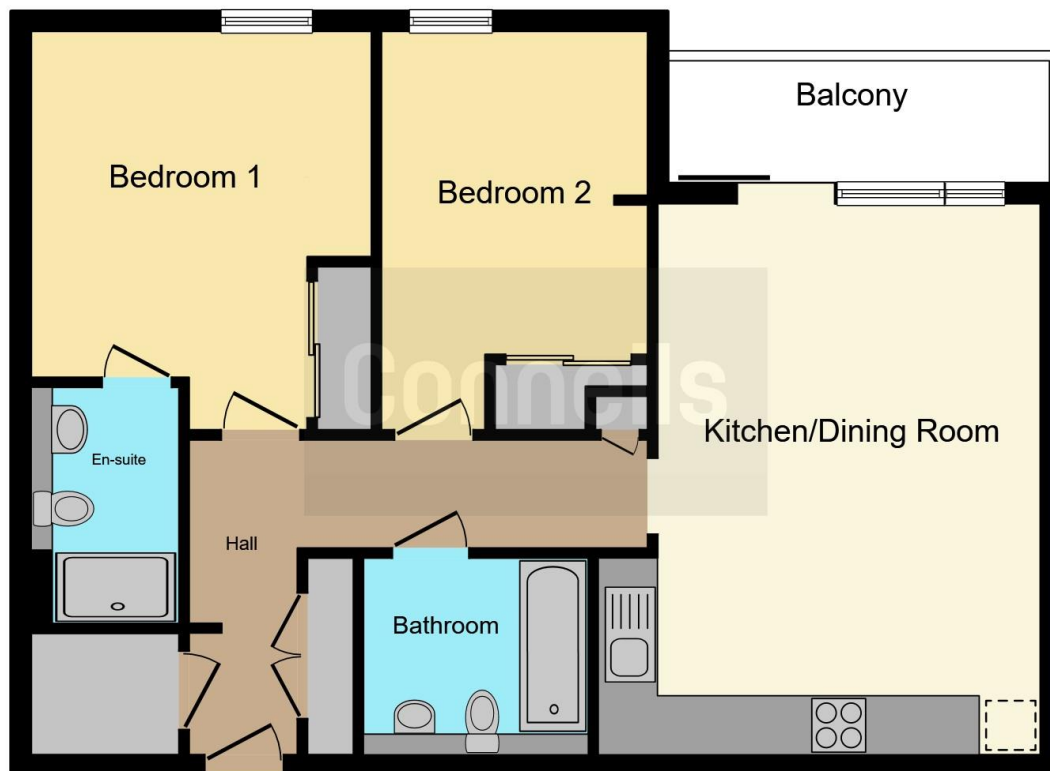
Bathroom

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

Outside

Secure gated underground parking with allocated 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

T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1980.00

Ground Rent:
 500.00

Tenure: Leasehold

check out more properties at connells.co.uk

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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SGH311285 - 0004

