







### Property Description

A re-furbished two-bedroom first floor purpose-built apartment offering VACANT POSSESSION is now offered for sale. Located in this much sought area of Langley it is situated close to local grammar schools & shops, Langley Station offering the Elizabeth Line is within walking distance.

It benefits from entry phone system, 21ft living room with Juliet balcony, fitted open-plan kitchen, master bedroom with Juliet balcony, re-fitted bathroom, GCH, double glazing, communal garden with cycle shed, allocated parking for residents & visitors.

### Ground Floor

#### Communal Entrance

Entry phone system, stairs to all floors

#### First Floor Landing

Door to

#### Entrance Hall

Entry phone system, radiator

#### Lounge

21' 2" x 14' 6" max ( 6.45m x 4.42m max )

Dual aspect windows, radiators, double-doors to Juliet balcony

#### Open-Plan Kitchen

One and a half bowl sink drainer with mixer tap & cupboard under, range of wall & base units, four ring gas hob with electric oven under, extractor fan, plumbing for dishwasher & washing machine, space for fridge freezer, built-in cupboard housing wall mounted boiler.

#### Bedroom One

10' 7" x 10' ( 3.23m x 3.05m )

Dual aspect windows, radiator, built-in wardrobes, door to Juliet balcony

#### Bedroom Two

10' 2" x 6' 8" ( 3.10m x 2.03m )

front aspect window, radiator

#### Refitted Bathroom

Bath with mixer tap & shower attachment, wash hand basin with mixer tap, WC, radiator, extractor fan, laminate floor

## Outside

Communal garden, bicycle shed & allocated parking space & parking for visitors





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

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111 High Street  
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EPC Rating: C Council Tax  
 Band: C

Service Charge: 910.00 Ground Rent:  
 326.00

Tenure: Leasehold

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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.

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Property Ref: SGH311305 - 0002