



**Connells**

Kenyon Way  
Slough



### Property Description

A modern two bedroom first floor purpose built apartment situated in this much sought after select development which was built by Barrett homes. The property is within walking distance to Langley High Street providing all the local amenities including Langley Rail line station with its Elizabeth Line. Within Catchments of Local Primary, State and Grammar Schools

It benefits from 21ft living room, fitted open plan kitchen with integrated appliances, en-suite to master bedroom, gas central heating and allocated parking space. NO CHAIN

### Ground Floor

#### Communal Area

Entry phone system, stairs/lift to all floors

#### 1st Floor Landing

Door to

#### Entrance Hall

Entry phone system, radiator, laminate floor, storage cupboard

#### Lounge

Dual aspect windows, radiator, laminate floor, Juliet balcony

#### Open-Plan Kitchen

Range of wall & base units, single bowl sink drainer with mixer tap, four ring gas hob with electric oven under, integrated fridge freezer, washing machine & dishwasher.

#### Bedroom One

Side aspect window, double wardrobe, radiator, laminate floor

#### En-Suite

Fully tiled shower cubicle, hand wash basin, WC, radiator

#### Bedroom Two

Side aspect window, double wardrobe, radiator, laminate floor

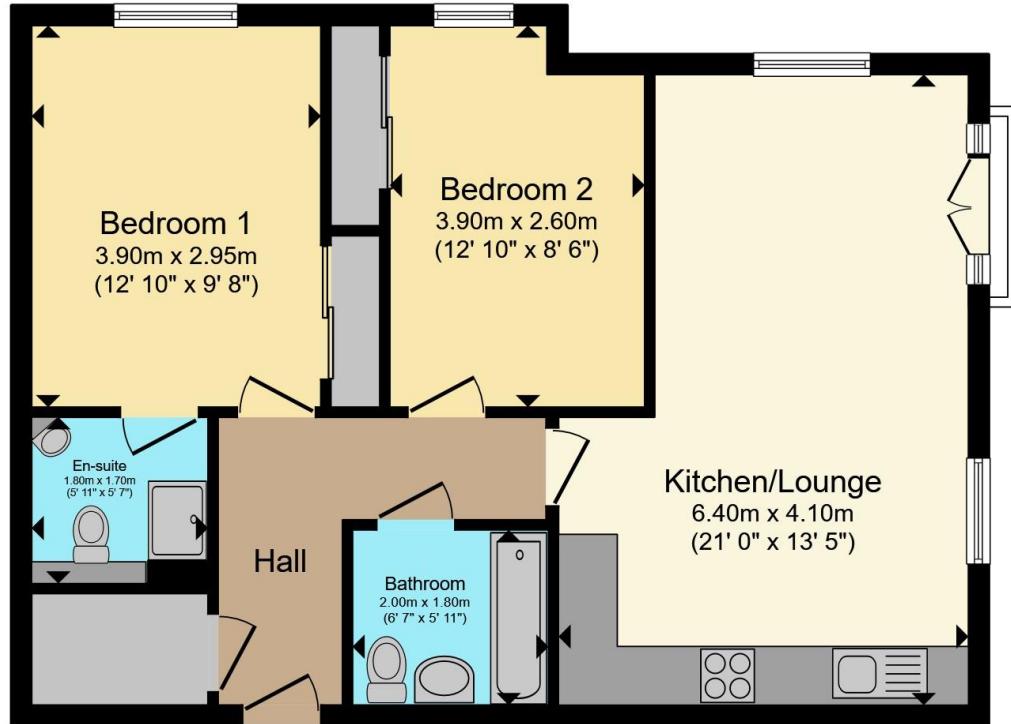
## Bathroom

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

## Outside

Allocated parking space





Total floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells



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:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311320](http://connells.co.uk/Property/SGH311320)**

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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