



**Connells**

Bath Road  
SLOUGH



### Property Description

A superbly presented one bedroom first floor purpose-built apartment, located in this small select development is now offered for sale with VACANT POSSESSION!

The property is well located to local amenities, including Slough High Street, it is adjacent to Salt Hill Park and within walking distance to Slough station offering the Elizabeth Line.

It benefits from entrance phone, lift service, 17ft lounge/open-plan kitchen, private balcony, 13ft bedroom, bathroom and electric heating. Viewings are highly recommended.

### Ground Floor

#### Communal Entrance

Entry phone system, lift & stairs to all floors

#### Second Floor Landing

Door to

#### Entrance Hall

Laminate floor, electric heater, storage cupboard housing water tank

#### Lounge

Side aspect window, electric heater, sliding door to private balcony

#### Open-Plan Kitchen

Range of wall & base units, single bowl sink drainer with mixer tap, integrated four ring electric hob with electric oven under, cookerhood, plumbing for washing machine, space for fridge freezer

#### Bedroom

Side aspect window, electric heater

#### Bathroom

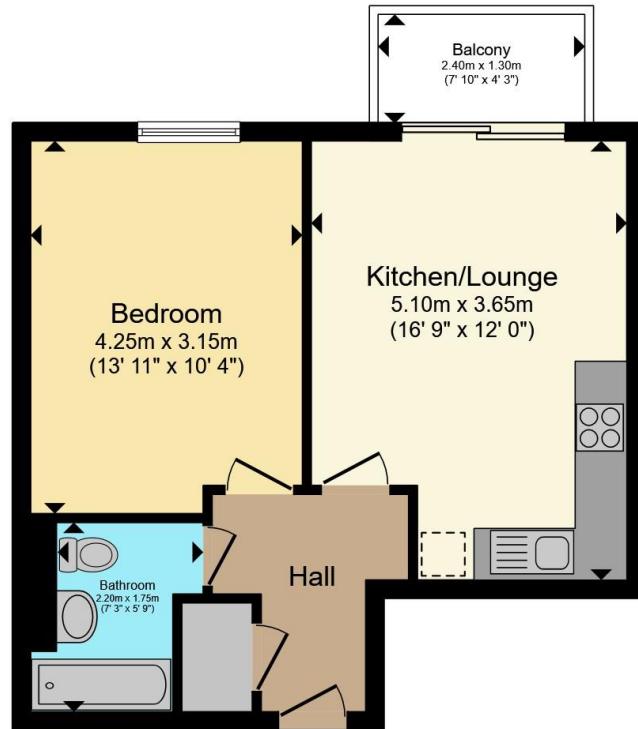
Panelled bath with mixer tap & wall mounted shower, wash hand basin, WC, heated towel rail, fully tiled

#### Outside

On-street parking & access to communal garden







Total floor area 41.2 m<sup>2</sup> (443 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

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
SLOUGH SL1 1DH

EPC Rating: C    Council Tax  
Band: C

Service Charge:  
2330.00

Ground Rent:  
302.00

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.

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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