



Hurworth Avenue  
Slough SL3 7FQ

for sale offers in excess of  
**£250,000**



### Property Description

An opportunity to purchase this second floor two bedroom apartment located in a popular residential area of Langley. Situated close to local shops, easy access to the M4 Junction, Langley & Slough High Streets plus Langley & Slough's Elizabeth Line train stations and is within catchments of local Primary and Grammar schools. It benefits from lounge, kitchen, double bedrooms, Jack & Jill bathroom, residential parking and offers no chain.

### Ground Floor:-

Communal Entrance with entry phone system, stairs to all floors,

### First Floor Landing

Door to:

### Entrance Hall

Entry phone, two store cupboards, electric wall mounted heater

### Lounge

13' 10" x 11' 3" ( 4.22m x 3.43m )

Rear aspect window, fire place, electric wall mounted heater.

### Kitchen

11' 3" x 5' 8" ( 3.43m x 1.73m )

Side aspect window, wall and base units, four ring integrated electric hob with oven under, cooker hood, single drainer sink unit with mixer tap and cupboard under, plumbing for washing machine, space for fridge freezer, electric wall mounted fan heater.

### Bedroom One

12' 1" MAX x 11' 4" MAX ( 3.68m MAX x 3.45m MAX )

Rear aspect window, fitted wardrobe, electric wall mounted heater.

### Bedroom Two

11' 6" x 7' 11" ( 3.51m x 2.41m )

Rear aspect windows, built in wardrobe, electric wall mounted heater.

### Jack & Jill Bathroom

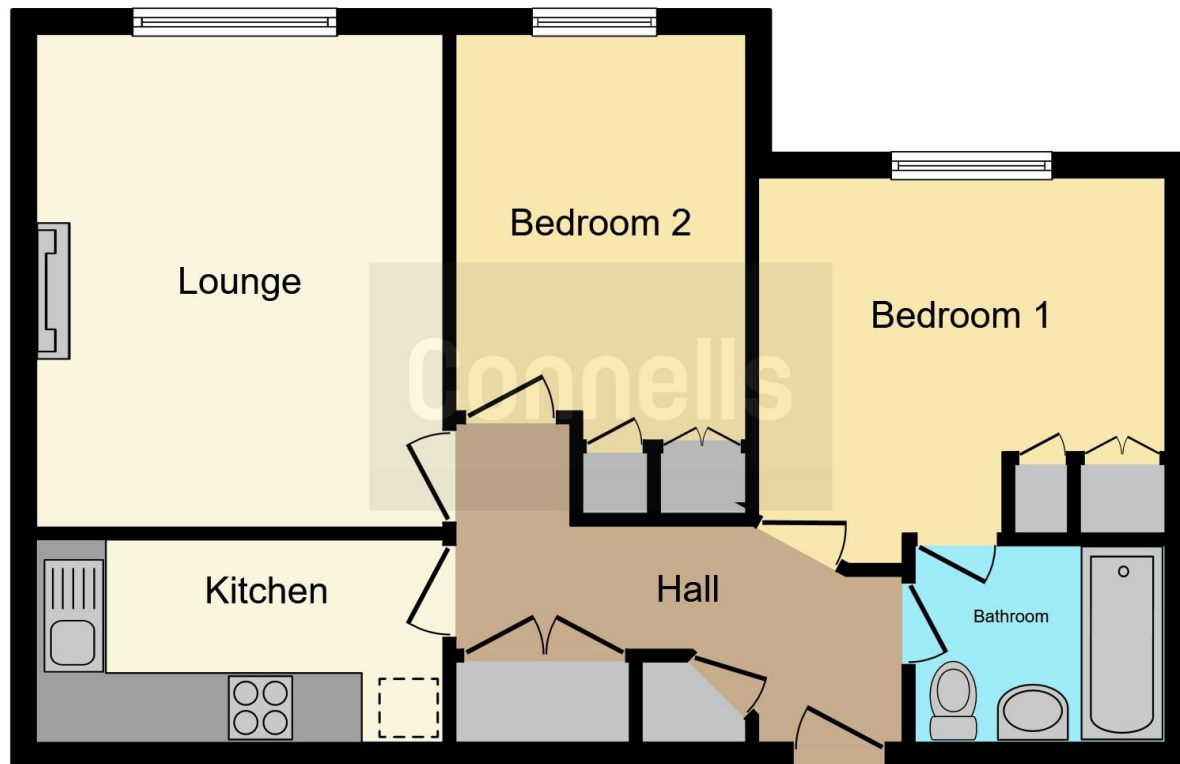
Bath with mixer tap and shower attachment, wash hand basin, WC, shaver point, electric wall mounted fan heater, extractor fan.

### Outside

Residential parking area.







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)

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111 High Street  
 SLOUGH SL1 1DH

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 1723.00

Ground Rent:  
 100.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2000. 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: SGH311466 - 0002

