



**Connells**

Centrika Bath Road  
Slough



### Property Description

A second floor purpose built two bedroom apartment situated in this gated development just off of Lansdowne Avenue and within walking distance of Slough town centre with its' multiple shopping facilities and mainline railway station providing direct links into London Paddington. It benefits from entry phone, lift service, 20ft lounge/open plan fitted kitchen, double glazed windows, electric heating and allocated parking space.

### Bedroom Two

12' x 8' 9" (3.66m x 2.67m)  
Rear aspect, electric heater.

### Family Bathroom

Panelled bath with mixer tap and shower attachment with wall attached shower unit and glass shower screen, wash hand basin with mixer tap and vanity unit, heated towel rail, tiled floor.

### Outside

Allocated parking space.

### Ground Floor

Entry phone, door to:

### Communal Entrance Hall

Stairs and lift service to all floors,

### Second Floor Landing

Door to:

### Entrance Hall

Entry phone, electric heater, cloaks cupboard, built-in airing cupboard.

### Living Room

20' 10" x 9' 10" (6.35m x 3.00m)  
Electric heater, TV point, telephone point.

### Fitted Open Plan Kitchen

One and a half bowl single drainer sink unit with mixer tap and cupboard under, wall and base units, integrated four ring electric hob with electric oven under, extractor fan, space for fridge freezer, and plumbing for washing machine.

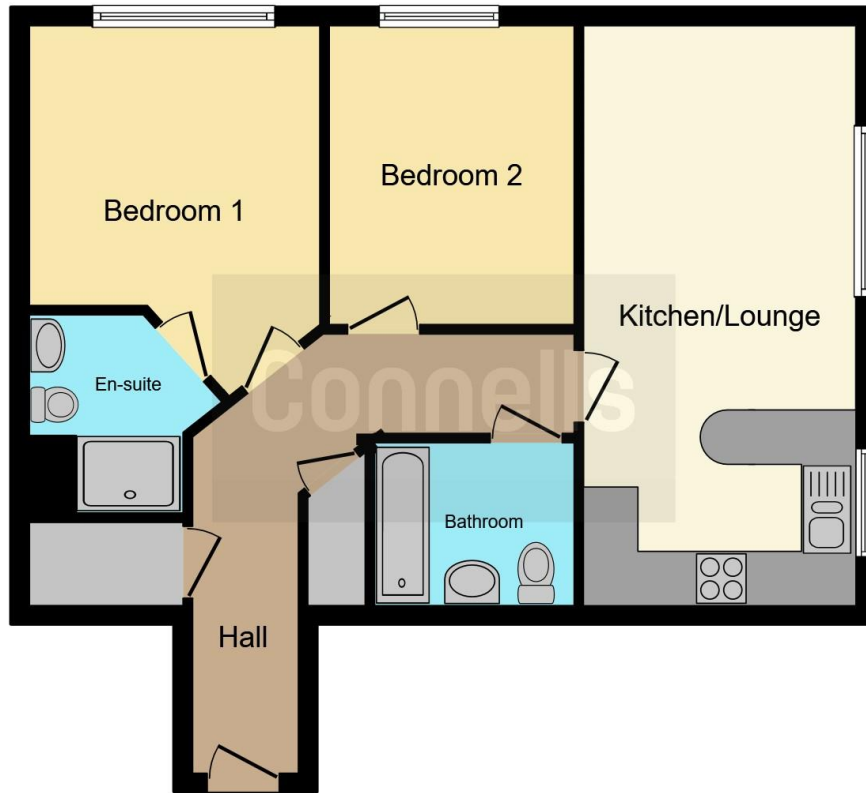
### Master Bedroom

11' 2" x 10' 2" (3.40m x 3.10m)  
Rear aspect, electric heater, door to:

### Ensuite Shower Room

Fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit, low level WC, extractor fan, heated towel rail.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**

**view this property online [connells.co.uk/Property/SGH308337](http://connells.co.uk/Property/SGH308337)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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: SGH308337 - 0004