







### Property Description

This two bedroom fourth floor modern apartment in the town centre of Slough is offered for sale. Situated within walking distance to the High Street and the Elizabeth Line train station taking you into Central London. You have have easy access to Herchel Park, Upton Court Park, Eton and Windsor. It benefits from 24ft lounge diner, open plan kitchen with integrated appliances, large utility cupboard, en-suite to master bedroom, double bedrooms, family bathroom, private balcony, family court yard area and bicycle storage.

### Ground Floor:-

#### Communal Entrance

Secure video entry system, door to:

#### Communal Hallway

Stairs and two lifts to all floors:

#### Fourth Floor Landing:

Door to:

#### Entrance Hall

Video entry phone, radiator, utility cupboard housing ventilation system and plumbing for washing machine, doors to:

#### Lounge Diner

24' 1" max x 15' 5" max (7.34m max x 4.70m max)

Rear aspect window, two radiators, door to private balcony overseeing family court yard area

#### Open Plan Kitchen

Range of wall and base units, single bowl sink unit with cupboard under, four ring integrated electric hob with oven under, cooker hood, integrated appliance including dishwasher and fridge freezer

#### Master Bedroom

3' 3" max x 8' 11" (4.04m max x 2.72m)

Rear aspect window, radiator, fitted double wardrobe, door to:

#### En-Suite

Wash hand basin, low level WC, shower cubicle with glass screen, heated towel rail, extractor fan, tiled floor

## Bedroom Two

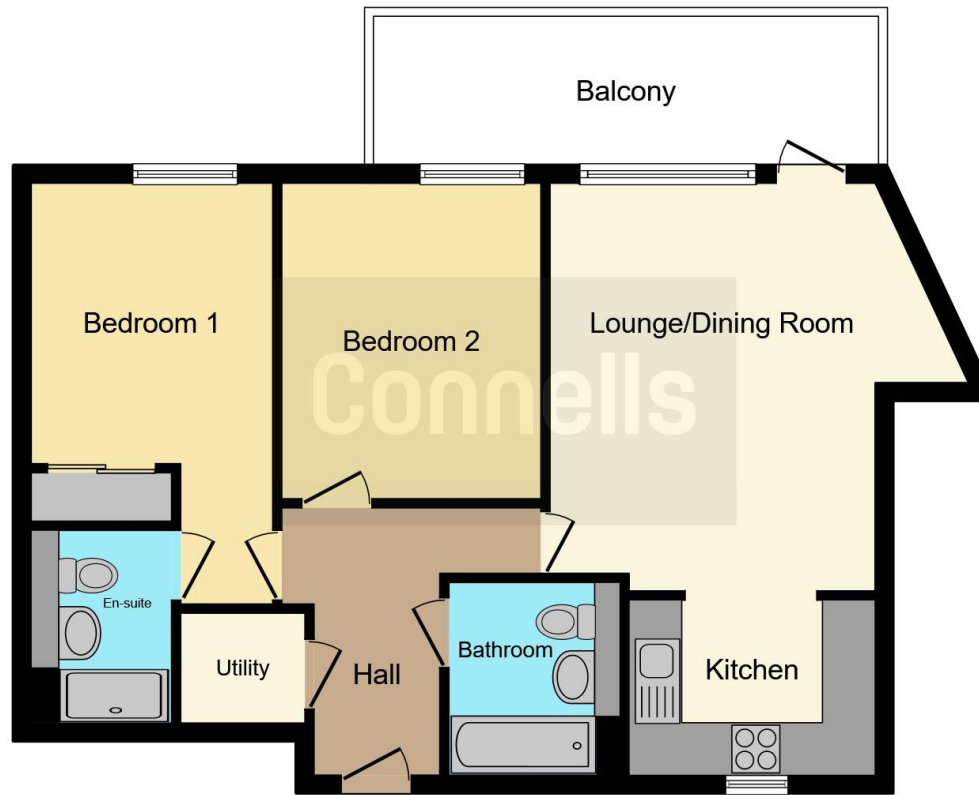
11' 11" x 9' (3.63m x 2.74m)

Rear aspect window, radiator

## Bathroom

Wash hand basin, bath with mixer tap and shower attachment, low level WC, shaver point, extractor fan, heated towel rail, tiled floor





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

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**EPC Rating: B**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2016. 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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