



**Connells**

**The Junction Grays Place  
Slough**



### Property Description

A purpose-built two bedroom apartment, situated within easy reach of Slough High Street and is within catchments of local Primary & Grammar Schools..

The property benefits from 20ft lounge, 8ft modern kitchen, en-suite to master bedroom, family bathroom, allocated parking and is sold with NO CHAIN.

### Communal Area

Video entry phone, stairs & lift to all floors

### Sixth Floor Landing

Door to

### Entrance Hall

Laminate floor, airing cupboard, cloaks cupboard, electric heater

### Lounge

Dual aspect window, laminate floor, electric heater

### Kitchen

Side aspect window, range of wall & base units, one and a half bowl sink drainer, four ring electric hob with electric oven under, integrated washing machine, dishwasher, fridge freezer, tiled floor

### Bedroom One

front aspect window, door to balcony, electric heater, laminate floor

### En-Suite

Shower cubicle, WC, wash hand basin heated towel rail, fully tiled

### Bedroom Two

Front aspect window, electric heater

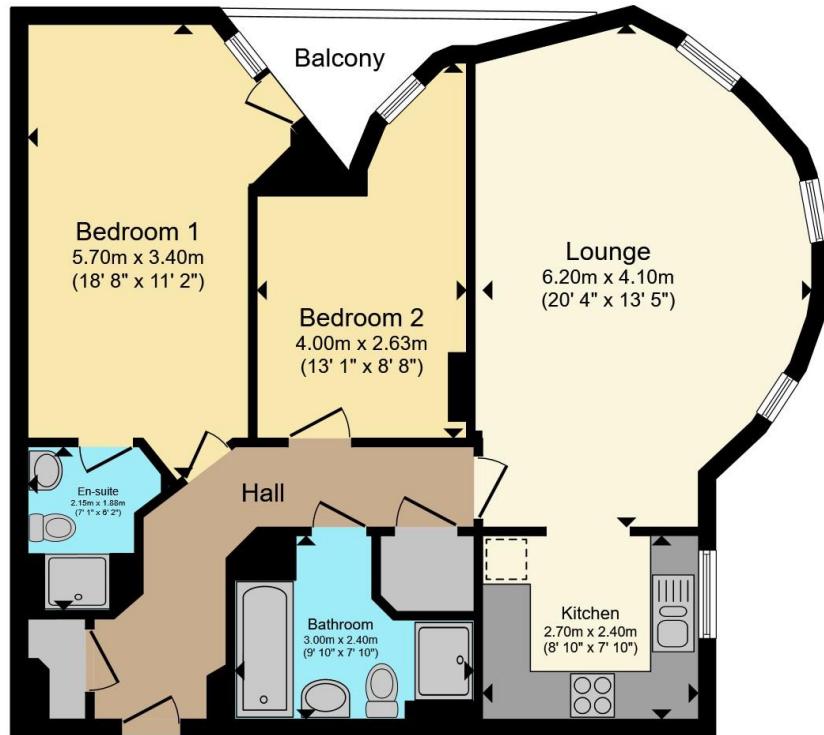
## Bathroom

Panled bath, shower cubicle, WC, wash hand basin, shaver point, heated towel rail, fully tiled

## Outside

Secure gated entry allocated parking space with access outside residents car park





Total floor area 73.9 m<sup>2</sup> (795 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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**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge:  
 3656.46

Ground Rent:  
 359.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. 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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