



117 Vicarage Way, Colnbrook, Slough, SL3 0RB  
£230,000

 **HORLER**

## 117 Vicarage Way, Colnbrook, Slough, SL3 0RB

\*\*\* Sale offered with the benefit of an ongoing lease extension making the new lease term 176 years. \*\*\*

Located in Vicarage Way, Colnbrook, this delightful ground floor one-bedroom maisonette offers a perfect blend of comfort and convenience. Ideally situated close to local amenities and excellent transport links, this property is perfect for those seeking a vibrant community lifestyle.

Call today on 01754 621234 to arrange a viewing



### Property Summary

Located in Vicarage Way, Colnbrook, this delightful ground floor one-bedroom maisonette offers a perfect blend of comfort and convenience. Ideally situated close to local amenities and excellent transport links, this property is perfect for those seeking a vibrant community lifestyle.

Upon entering from your own front garden, you are welcomed into a spacious living and dining room, providing an inviting space for relaxation and entertaining. The well-appointed kitchen features a range of eye and base level units, complemented by integral appliances, making it a joy for any home cook. A door leads from the kitchen to the rear of the property and communal gardens as well as access to your own carport.

The double bedroom is generously sized and includes fitted storage, ensuring that your belongings are neatly organised. The bathroom is conveniently located, providing all the necessary amenities for your daily routine. In addition there is an office.

This apartment is an excellent opportunity for first-time buyers or those looking to downsize, combining modern living with a prime location. Do not miss the chance to make this lovely home your own.

### General Information

Lease remining - 86 years remaining - Lease extension of a further 90 years offered upon completion

Council Tax Band 'C'

Maintenance Fees £48.00 pcm

Service Charge £26.00 pcm

### Legal Note

\*\*\*Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*

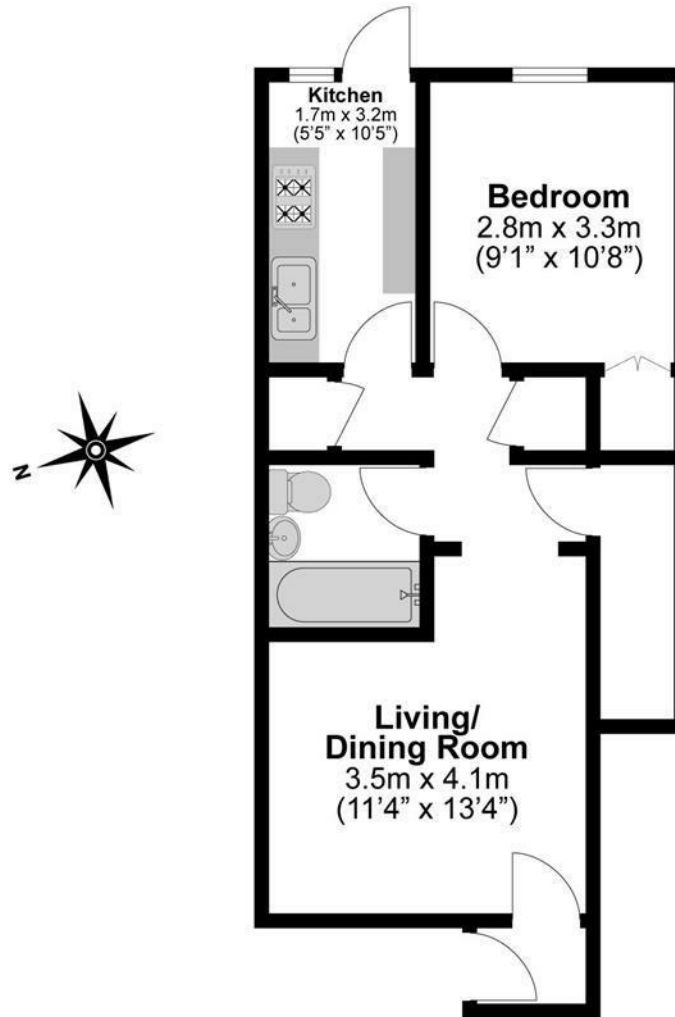




**Total Approximate Floor Area**

484 Square feet

45 Square metres



**Illustrations are for identification purposes only,  
measurements are approximate, not to scale.**