



**Connells**

Foundry Court Mill Street  
Slough



### Property Description

A fantastic opportunity to purchase this well presented two bedroom apartment located in Slough Town Centre. Situated next to the Elizabeth Line train station and is within walking distance to the High Street. It benefits from 12ft lounge, refitted kitchen, with integrated appliances, two bedrooms, en-suite & family bathroom and allocated parking.

### Communal Entrance

Entry phone system, stairs and lifts to all floors

### First Floor Landing

#### Entrance Hall

Storage cupboard, electric wall mounted boiler

#### Lounge

12' 3" ex door recess x 21' 1" ( 3.73m ex door recess x 6.43m )  
Electric wall mounted heater (Eco 7), doors to balcony

#### Re-Fitted Kitchen

8' 7" x 6' 3" ( 2.62m x 1.91m )  
Range of wall & base units, integrated four ring electric hob with oven under, cooker hood, integrated fridge freezer, washing machine & dishwasher, tiled splash back

#### Bedroom One

10' 5" exhall x 8' 8" ( 3.17m exhall x 2.64m )  
Rear aspect window, electric wall mounted heater, laminate floor

#### En-Suite

Shower cubicle, WC, wash hand basin, electric wall mounted heater, extractor fan

#### Bedroom Two

10' 9" max x 7' 11" max ( 3.28m max x 2.41m max )  
Rear aspect window, electric wall mounted heater, laminate floor

## Bathroom

Tiled Bath with with mixer tap & shower attachment and glass shower screen, wash hand basin with vanity unit, WC, extractor fan, heated towel rail, fully tiled





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)

To view this property please contact Connells on

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 2500.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310718](http://connells.co.uk/Property/SGH310718)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2006. 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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