



**Connells**

Royal Court Montague Close  
Farnham Royal Slough



# Royal Court Montague Close Farnham Royal Slough SL2 3EQ

for sale  
**£199,950**



## Property Description

An opportunity to purchase this two bedroom ground floor modern apartment located in a popular residential area. Situated in a quiet development, within catchments of local schools and close to local amenities. It benefits from en-suite to master, large kitchen diner, residential parking area and offers no chain.

## Entrance Hall

Entry phone, airing cupboard, laminate floor.

## Lounge

18' MAX x 15' 3" MAX ( 5.49m MAX x 4.65m MAX )

Side and front aspect windows, laminate floor.

## Openplan Kitchen

One and a half bowl sink drainer unit wall and base units, four ring integrated electric hob with oven under and cooker hood, space for fridge/freezer, washing machine & dishwasher.

## Bedroom One

12' 6" MAX x 9' 8" MAX ( 3.81m MAX x 2.95m MAX )

Rear aspect, electric wall mounted heater, laminate floor.

## Ensuite

Rear aspect, heated towel rail, shower cubicle, wash hand basin, low level WC, shaver point, electric wall mounted heater, extractor fan.

## Bedroom Two

15' into bay x 8' 9" ( 4.57m into bay x 2.67m )

Rear aspect, electric wall mounted heater, laminate floor.

## Bathroom

Side aspect, electric wall mounted heater, paneled bath with mixer tap and shower attachment, low level wc, wash hand basin, extractor fan.

## Outside



Communal grass area, parking for residents.





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](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax  
 Band: E

Service Charge:  
 1239.48

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH309501](http://connells.co.uk/Property/SGH309501)**

This is a Leasehold property with details as follows; Term of Lease 100 years from 25 Apr 2008. 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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