



**Connells**

Benjamin Lane  
Wexham Slough

# Benjamin Lane Wexham Slough SL3 6AB

for sale offers in excess of  
**£280,000**



## Property Description

**\*\* 980yrs REMAINING ON LEASE\*\***

A fantastic opportunity to purchase this unique two bedroom split level maisonette located in the popular residential area of Wexham. Situated adjacent to Wexham park hospital, within catchments of local Faith, Primary & Grammar Schools, easy access to regular bus routes and within two miles of Slough's Elizabeth line train station.

This home benefits from an open plan kitchen with integrated appliances, lounge diner, double bedrooms, two external storage cupboards, two allocated parking spaces and can offer no chain.

## Ground Floor:-

Door to:

### Entrance Hall

Stairs to first floor:

### Lounge Diner

23' 7" max x 17' 7" max ( 7.19m max x 5.36m max )

Two rear aspect windows, two radiators

### Open Plan Kitchen

Front aspect window, wall & base units, single drainer sink unit with mixer tap & cupboard under, integrated four ring gas hob with oven under, cooker hood, plumbing for washing machine, integrated fridge/freezer & dish washer, wall mounted boiler housed in cupboard & tiled floor

## Second Floor Landing:-

Access to loft, doors to:

### Bedroom One

16' max x 9' 10" ( 4.88m max x 3.00m )  
Rear aspect window, fitted wardrobe, radiator

### Bedroom Two

16' 7" max x 7' 4" ( 5.05m max x 2.24m )

Front aspect window, store cupboard housing water tank, radiator

## Bathroom

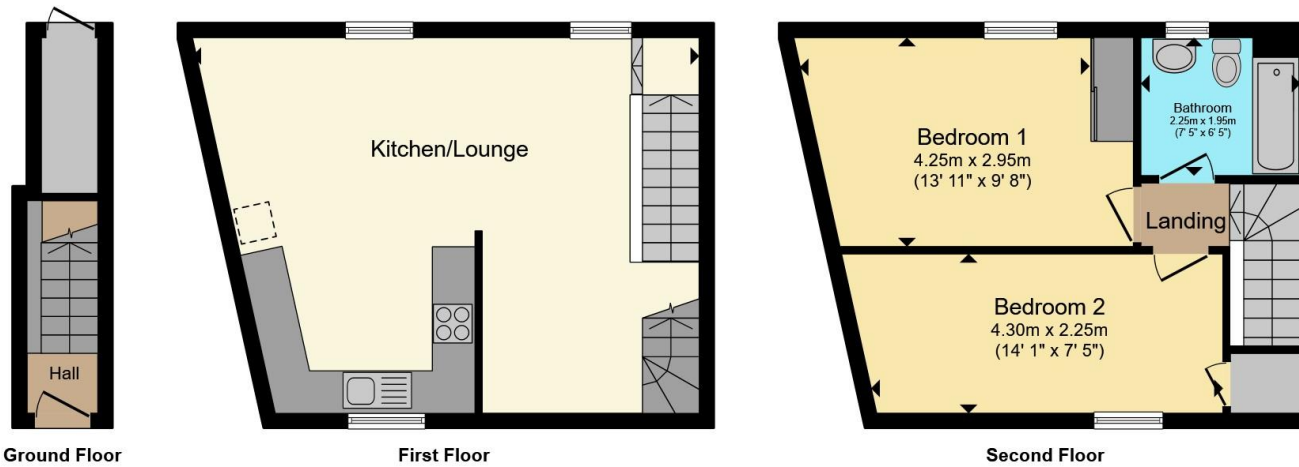
Rear aspect window, bath with mixer tap & shower attachment, wall mounted shower, wash hand basin, low level WC, shaver point, heated towel rail, extractor fan, part tiled and tiled floor.

## Outside:-

## Outside

Two external storage areas and two allocated parking spaces.





Total floor area 74.3 m<sup>2</sup> (799 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)



To view this property please contact Connells on

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111 High Street  
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EPC Rating: C

Council Tax  
Band: C

Service Charge:  
1430.00

Ground Rent:  
300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310695](http://connells.co.uk/Property/SGH310695)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 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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