



**Connells**

High Street  
Slough



### Property Description

A fantastic opportunity to purchase this large one large bedroom first floor apartment, located in the town centre of Slough. Situated on the High Street, it is within walking distance to Slough Train Station. It benefits from a 32 ft lounge/diner, open-plan kitchen, 17 ft bedroom, Jack & Jill balcony and offers no chain.

### Ground Floor:-

Communal entrance with video entry phone system, stairs & lift to all floors.

### Entrance Hall

Video entry, storage cupboard with plumbing for washing machine.

### Lounge

32' 3" max x 14' 3" max ( 9.83m max x 4.34m max )  
Rear aspect window, door to balcony.

### Open Plan Kitchen

Wall & base units, single sink unit with mixer tap & cupboard under, integrated dishwasher, integrated under counter fridge, space for fridge freezer, integrated electric hob with oven under, cooker hood.

### Bedroom One

17' 7" x 10' 10" ( 5.36m x 3.30m )  
Side aspect window, fitted wardrobe, door to balcony.

### Bathroom

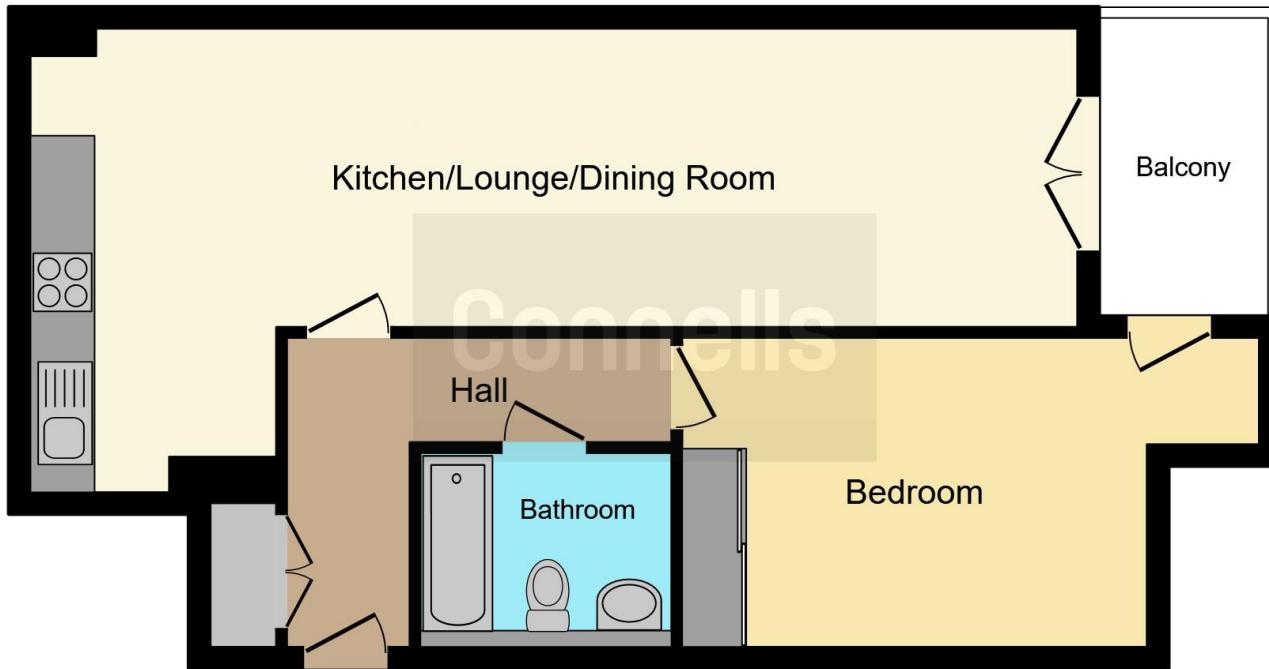
Bath with mixer tap & shower attachment, wash hand basin with vanity unit, heated towel rail, tiled floor, extractor fan.

### Outside

Communal courtyard area







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: C  
 Council Tax  
 Band: C

Service Charge:  
 1400.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310276](http://connells.co.uk/Property/SGH310276)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2007. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**



Property Ref: SGH310276 - 0010