



**Connells**

Centrika Bath Road  
Slough



### Property Description

Situated within the popular Centrika development on Bath Road, this well-presented property offers modern living in a highly convenient location. The accommodation is thoughtfully arranged and benefits from a contemporary finish throughout, making it ideal for professionals or couples seeking comfort and accessibility.

The property features a bright and welcoming living area, designed to maximise natural light and provide a versatile space for both relaxation and dining. The kitchen is modern and well-equipped, finished with sleek cabinetry and quality fittings. The bedroom(s) are generously proportioned and offer built-in storage solutions, while the bathroom is finished to a high standard with modern sanitaryware.

Residents of the Centrika development benefit from well-maintained communal areas and a secure environment. The property is ideally positioned for excellent transport links, with easy access to Slough town centre, local amenities, and major road networks including the M4. Slough railway station, offering fast connections to London Paddington and the Elizabeth Line, is also within convenient reach.

This property provides a superb opportunity to enjoy modern living in a sought-after development with excellent connectivity and local conveniences close by.

### Lounge/Kitchen

19' 4" max x 11' 2" max ( 5.89m max x 3.40m max )  
Lounge comprising wooden floor, double glazed window, radiator and multiple power points. Kitchen comprising a range of eye and base level units, appliance slots, integrated appliances and sink with drainer.

### Bedroom One

12' 1" max x 10' 2" max ( 3.68m max x 3.10m max )  
Master bedroom comprising wooden floor, double glazed window and radiator with ensuite comprising shower, low level wc and hand wash basin.

### Ensuite

7' 5" max x 5' 1" max ( 2.26m max x 1.55m max )

### Bedroom Two

10' 2" max x 9' 6" max ( 3.10m max x 2.90m max )  
Bedroom comprising wooden floor, double glazed window, radiator and multiple power points.

### Family Bathroom

7' 10" max x 5' 7" max ( 2.39m max x 1.70m max )  
Family bathroom comprising panelled bath, low level WC and hand wash basin.

### Outside

Secure allocated parking





### Second Floor

Total floor area 57.6 m<sup>2</sup> (620 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

**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: D

Service Charge: 3900.00

Ground Rent: 276.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311479](http://connells.co.uk/Property/SGH311479)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 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.

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: SGH311479 - 0005