



Connells

Foundry Court Mill Street
SLOUGH



Property Description

This well-presented second-floor one bedroom apartment is set within a modern purpose-built development located directly beside Slough Mainline Railway Station, offering superb access to Elizabeth Line services into London. Slough High Street is also just a short walk away, providing a wide range of shops, cafés and everyday amenities.

The property features a bright and spacious 21 ft open-plan living and dining area with doors leading to a private balcony, creating an inviting space for relaxation. The contemporary fitted kitchen includes an integrated oven and hob and forms part of the open-plan layout.

Agents Note: This property is currently under shared ownership in conjunction with A2 Dominion Housing Association who have criteria for any purchase, the advertised price is for the sellers 40% share. £307.95 per month is paid to the Housing Association as rent for the retained share. Service Charge is £175.03 and Sinking Fund is £35.82. Please contact with A2 Dominion Housing Association for guidance on purchase requirements.

In addition, the Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 40% share and the remaining 60% share from the Housing Association to enable a purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability

Ground Floor:-

Entry phone system, door to:

Communal Entrance Hall

Stairs and lift service to all floors

Second Floor Landing

Door to:

Entrance Hall

Wall mounted electric heater, cloaks cupboard, doors to:

Living Room

21' 10" max x 11' 3" max (6.65m max x 3.43m max)

Rear aspect window, electric wall mounted heater, door to private balcony

Open Plan Kitchen

Single drainer sink unit with mixer tap & cupboard under, wall & base units, integrated four ring electric hob with oven under, cooker hood, plumbing for washing machine, space for fridge freezer

Bedroom

14' 11" max x 8' 5" max (4.55m max x 2.57m max)

Front aspect window, fitted wardrobes, electric wall mounted heater

Bathroom

Paneled bath with mixer tap & shower attachment, wash hand basin, low level WC, heated towel rail, extractor fan

Outside

One allocated parking space





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

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

Service Charge: 518.60 Ground Rent:
 Ask Agent

view this property online [connells.co.uk/Property/SGH311055](https://www.connells.co.uk/Property/SGH311055)

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.



Tenure: Leasehold



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.

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