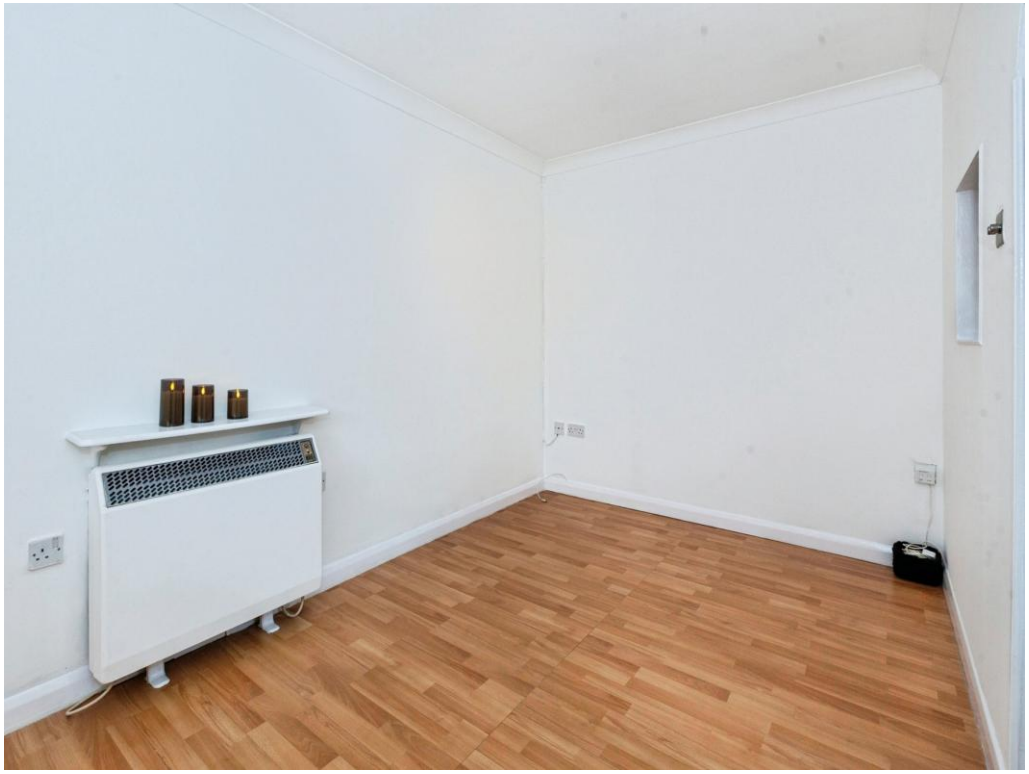


Connells

Queens Court
Slough

Queens Court
Slough SL1 3QR

for sale
£199,000







Property Description

This well-presented first-floor maisonette is offered to the market with no onward chain and benefits from its own private entrance, allocated parking bay and a long lease of approximately 152 years.

The property offers bright and spacious accommodation comprising a generous lounge, fitted kitchen, good-sized double bedroom with built-in storage and a modern bathroom. Recently refreshed throughout, the property enjoys an abundance of natural light and is presented in good order.

A particular feature is the substantial attic space extending over much of the property footprint, providing excellent storage and versatile additional space with potential for use as a home office, study or hobby area, subject to the purchaser's requirements. The property further benefits from having no neighbour above, offering a quiet and private living environment.

Ideally located within walking distance of Slough town centre, local amenities, the Elizabeth Line and mainline railway station, the property also provides convenient access to the M4 motorway. Residents additionally benefit from communal gardens and an allocated parking bay.

This attractive maisonette represents an excellent opportunity for first-time buyers, investors or anyone seeking a well-presented home with valuable additional attic space and excellent transport connections.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Stairs to first floor landing. First floor landing with storage.

Lounge/Diner

Kitchen

Bedroom

With storage

Bathroom

Attic Space

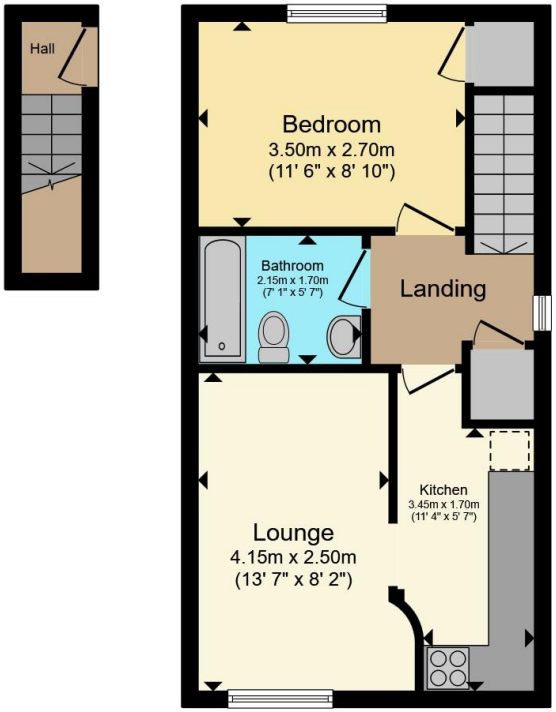
Substantial attic space extending over much of the property footprint, providing excellent storage and potential for home office, study or hobby use (head height restricted in places).

External

Allocated parking bay & communal gardens











Total floor area 41.2 m² (443 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

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To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
SLOUGH SL1 1DH

EPC Rating: D

Council Tax Band: B

Service Charge: 2160.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH312023

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.