



Connells

Royal Court Montague Close
Farnham Royal Slough

Royal Court Montague Close Farnham Royal Slough SL2 3EQ

for sale
£190,000



Property Description

An excellent opportunity to acquire this modern two-bedroom ground floor apartment, ideally positioned within a popular and well-established residential area.

Tucked away in a quiet development and conveniently located close to local amenities and well-regarded schools, the property offers spacious and well-presented accommodation throughout. Features include a generous kitchen/dining room, a principal bedroom with en-suite shower room, a further double bedroom, and a family bathroom.

Additional benefits include allocated residential parking and the advantage of being offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

Entrance Hall

Entry phone, airing cupboard, laminate floor.

Lounge

18' MAX x 15' 3" MAX (5.49m MAX x 4.65m MAX)

Side and front aspect windows, laminate floor.

Open plan Kitchen

One and a half bowl sink drainer unit wall and base units, four ring integrated electric hob with oven under and cooker hood, space for fridge/freezer, washing machine & dishwasher.

Bedroom One

12' 6" MAX x 9' 8" MAX (3.81m MAX x 2.95m MAX)

Rear aspect, electric wall mounted heater, laminate floor.

Ensuite

Rear aspect, heated towel rail, shower cubicle, wash hand basin, low level WC, shaver point, electric wall mounted heater, extractor fan.

Bedroom Two

15' into bay x 8' 9" (4.57m into bay x 2.67m)

Rear aspect, electric wall mounted heater, laminate floor.

Bathroom

Side aspect, electric wall mounted heater, panelled bath with mixer tap and shower attachment, low level wc, wash hand basin, extractor fan.

Outside

Communal grass area, parking for residents.



Agents Note

Please note that the AML fee covers 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.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C

Council Tax
 Band: E

Service Charge:
 1239.48

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH309501

This is a Leasehold property with details as follows; Term of Lease 100 years from 25 Apr 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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