



**Connells**

Hencroft Street South  
SLOUGH



# Hencroft Street South SLOUGH SL1 1RF

for sale offers in the region of  
**£260,000**



## Property Description

A unique two bedroom split level maisonette, located in the town centre of Slough, is now offered for sale. Situated within distance to the High Street and is 0.6 miles from Slough's mainline train station with its Elizabethan Line. It benefits from 13'5 lounge, separate 11'10 kitchen, double bedrooms, useful loft area, communal garden, extended lease & offers no chain.

## Ground Floor:-

### Entrance Hall

Stairs to first floor, radiator

### Lounge

13' 5" into bay x 10' 6" max ( 4.09m into bay x 3.20m max )  
Front aspect bay window, radiator, fire place

### Kitchen/ Breakfast Area

11' 10" x 8' 8" ( 3.61m x 2.64m )  
Rear aspect window, wall & base units, integrated four ring gas hob with electric oven under, cooker hood, single drainer sink unit, plumbing for washing machine, space for fridge/ freezer, radiator, tiled floor

## First Floor Landing

Rear aspect window, access to loft

### Bedroom One

13' 5" max x 12' 4" to wardrobe ( 4.09m max x 3.76m to wardrobe )  
Two front aspect windows, fitted wardrobe, built in wardrobe, radiator

### Bedroom Two

8' 9" x 7' 7" ( 2.67m x 2.31m )  
Rear aspect window, radiator

## Bathroom

Paneled bath with mixer tap & shower attachment, wash hand basin, heated towel rail, WC, extractor fan, part tiled walls







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: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310694](http://connells.co.uk/Property/SGH310694)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Oct 2016. 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: SGH310694 - 0008

