







### Property Description

**\*\* SHARE OF FREEHOLD \*\*** A fantastic opportunity to purchase this spacious two bedroom ground floor flat located in the town centre of Slough. This property is situated just off the High street and walking distance to the mainline railway station with its Elizabeth line leading directly into Central London.

It benefits from entry phone system, 16ft lounge, 13ft kitchen/diner, double bedrooms, garage in block with parking to the front, additional residents visitors parking, lease over 900 years, no ground rent, low service charge and offers no chain.

### Entrance Hall

Laminate floor

### Lounge

Front aspect window, laminate floor, electric wall mounted heater

### Kitchen/Diner

Rear aspect window, range of wall & base units, single bowl sink drainer, four ring integrated electric hob with oven under, cooker-hood, plumbing for washing machine, space for fridge freezer, tiled floor

### Bedroom One

Front aspect window, laminate floor, wall mounted electric heater, built-in cupboard

### Bedroom Two

Rear aspect window, electric wall mounted heater

### Bathroom

Rear aspect window, bath with mixer tap, & wall mounted shower, wash hand basin with

vanity unit, WC, extractor fan, store cupboard, tiled floor

### Outside

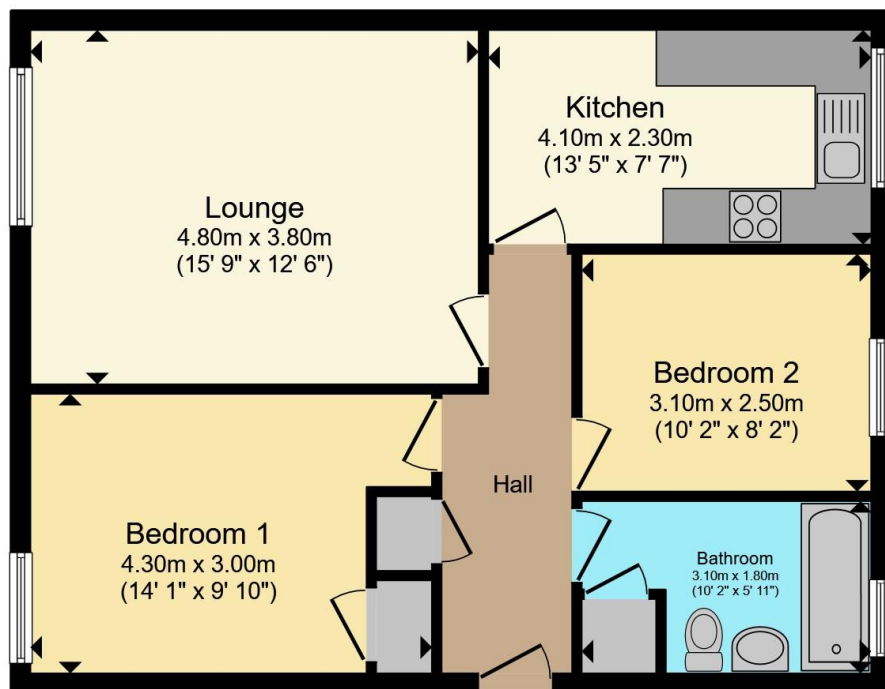
### Garage

Up and over door, parking space in front of garage.

### Parking

Parking space in front of garage, additional visitor bays.





**Floor Plan**

Total floor area 62.1 m<sup>2</sup> (668 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)

**Connells**



To view this property please contact Connells on

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111 High Street  
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EPC Rating: D Council Tax  
Band: C

Service Charge:  
1344.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311410](http://connells.co.uk/Property/SGH311410)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1972. 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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