





### Property Description

A two bedroom purpose built apartment located in the modern popular, Kings Reach, development in Langley. Situated within catchments of local Primary & Grammar Schools, easy access to the M4 junction & Heathrow airport and is within two miles from Slough & Langleys Elizabeth Line train station.

It benefits from 19ft lounge, open-plan kitchen with integrated appliances, en-suite to master bedroom, family bathroom, communal garden & two allocated parking spaces.

### Communal Entrance

Entry phone, stairs to all floors

### Second Floor Landing

Door to

### Entrance Hall

Radiator, laminate floor, utility cupboard with plumbing for washing machine

### Lounge

Front aspect windows, radiators, laminate floor

### Open Plan Kitchen

Range of wall & base units, single bowl sink drainer with mixer tap & cupboard under, four ring gas hob with electric oven under, extractor fan, integrated fridge freezer, wall mounted boiler

### Bedroom One

Rear aspect window, radiator, double wardrobe

### En-Suite

Walk-in shower cubicle, wash hand basin with mixer tap, WC, heated towel rail, extractor fan

### Bedroom Two

Rear aspect window, radiator

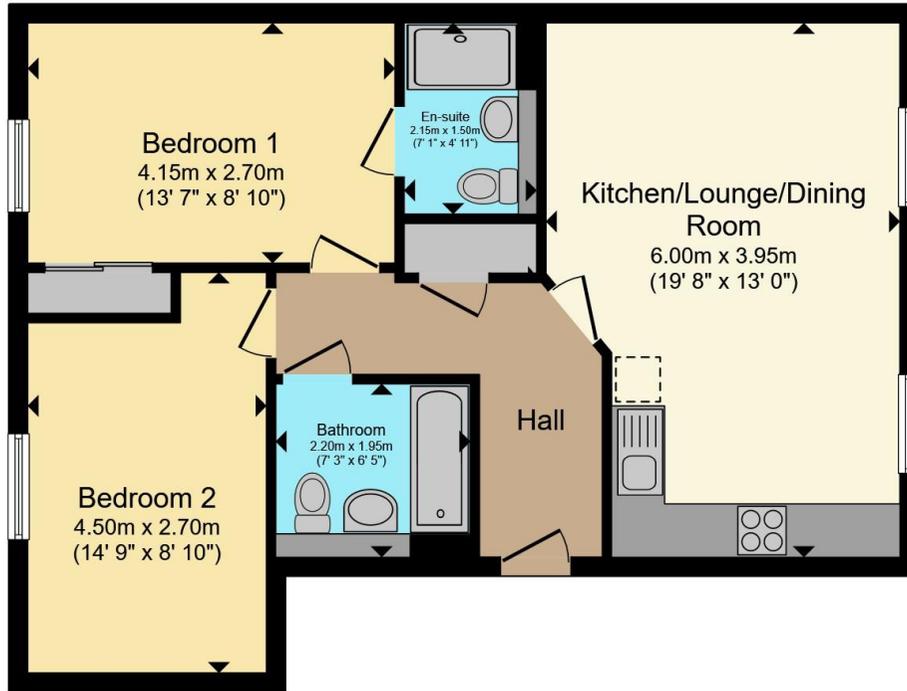
## Bathroom

Bath with mixer tap. wash hand basin with mixer tap, WC, heated towel rail, extractor fan, part tiled

## Outside

Two allocated parking spaces





## Second Floor

Total floor area 62.6 m<sup>2</sup> (674 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: B Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 390.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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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Property Ref: SGH311486 - 0002