



Connells

Centrika Bath Road
Slough



Property Description

A well-presented, purpose-built two bedroom apartment situated on the fifth floor of a secure development in Slough town centre. Ideally located within walking distance of the High Street and the Elizabeth Line train station, offering excellent transport links

The property features a spacious south-facing 17ft lounge with impressive views, a separate fitted kitchen, and two generous bedrooms, including a principal bedroom with en-suite. Additional benefits include allocated parking, a secure gated development, and far-reaching views towards Windsor Castle.

Ground Floor

Communal Area

Entry phone. Door to communal entrance hall, stairs and lift to all floors

Fifth Floor Landing

Door to

Entrance Hall

Entry phone, two storage cupboards, laminate floor, doors to:

Lounge

17' 6" x 14' 10" (5.33m x 4.52m)
Front aspect, laminate floor, television point, telephone point, electric heater, door to:

Kitchen

9' 9" x 8' 9" (2.97m x 2.67m)
Front aspect, one bowl single drainer sink unit with cupboards under, wall and base units, integrated four ring electric hob with electric oven under, cooker hood, plumbing for washing machine, space for fridge freezer, laminate floor.

Master Bedroom

10' 1" x 10' (3.07m x 3.05m)
Side aspect, laminate floor, double wardrobe, electric heater, tv point. Door to:

En-Suite Shower Room

Fully tiled shower cubicle, wash hand basin with vanity unit, low level WC, extractor fan, heated towel rail, tiled flooring.

Bedroom Two

10' x 10' (3.05m x 3.05m)

Side aspect, electric heater, laminate floor, double wardrobe.

Bathroom

Paneled bath with mixer taps, wash hand basin with vanity unit, low level WC, heated towel rail, shaver point, extractor fan, fully tiled.

Outside

Communal gardens, one allocated parking space.





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

To view this property please contact Connells on

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

Service Charge:
 3500.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311152

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. 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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