



Connells

Foundry Court Mill Street
Slough



Property Description

A fantastic opportunity to purchase this well presented two bedroom apartment located in Slough Town Centre. Situated next to the Elizabeth Line train station an's is within walking distance to the High Street. It benefits from 12ft lounge, refitted kitchen, with integrated appliances, two bedrooms, en-suite & family bathroom and allocated parking.

***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."

Communal Entrance

Entry phone system, stairs and lifts to all floors

First Floor Landing

Entrance Hall

Storage cupboard, electric wall mounted boiler

Lounge

12' 3" ex door recess x 21' 1" (3.73m ex door recess x 6.43m)
Electric wall mounted heater (Eco 7), doors to balcony

Re-Fitted Kitchen

8' 7" x 6' 3" (2.62m x 1.91m)
Range of wall & base units, integrated four ring electric hob with oven under, cooker hood, integrated fridge freezer, washing machine & dishwasher, tiled splash back

Bedroom One

10' 5" exhall x 8' 8" (3.17m exhall x 2.64m)
Rear aspect window, electric wall mounted heater, laminate floor

En-Suite

Shower cubicle, WC, wash hand basin, electric wall mounted heater, extractor fan

Bedroom Two

10' 9" max x 7' 11" max (3.28m max x 2.41m max)
Rear aspect window, electric wall mounted heater, laminate floor

Bathroom

Tiled Bath with with mixer tap & shower attachment and glass shower screen, wash hand basin with vanity unit, WC, extractor fan, heated towel rail, fully tiled





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
 SLOUGH SL1 1DH

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2500.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310718

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2006. 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.

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