



Connells

Manor Court
Slough



Property Description

A spacious three-bedroom maisonette arranged over three floors, offering well-proportioned accommodation and the added benefit of allocated parking. The property is entered at ground-floor level, with stairs rising to the first floor where there is a generous lounge providing access to private balcony, creating a pleasant extension to the living space. Also on this level is a fitted kitchen with a range of wall and base units and a separate WC. The second floor comprises three bedrooms, two of which benefit from useful built-in storage, together with a family bathroom. Further benefits include allocated parking and a 96-year lease.

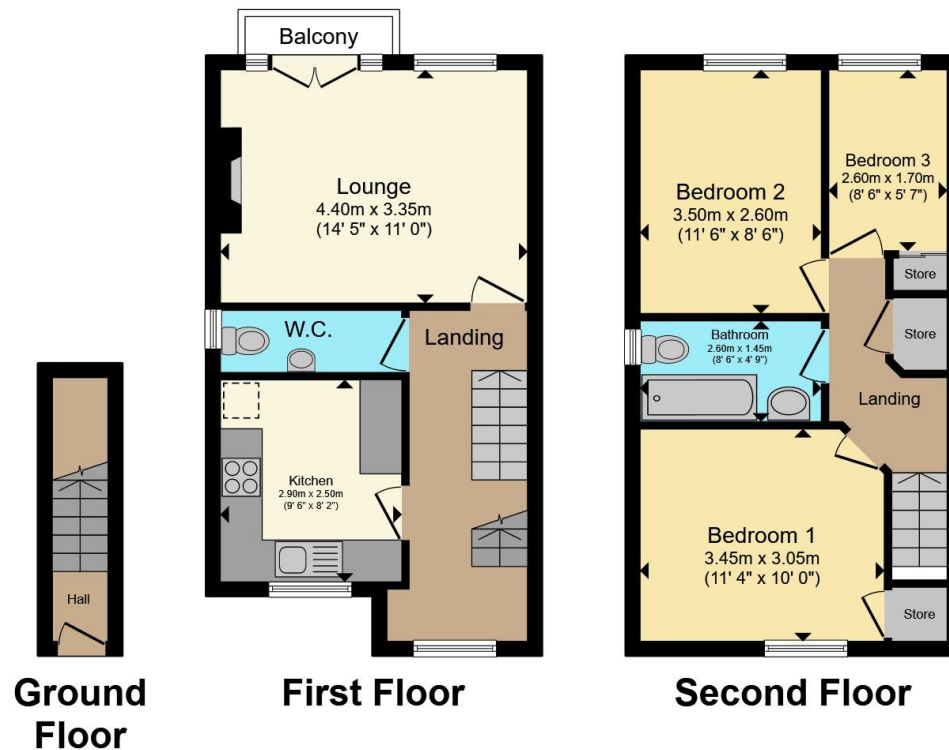
Situated within the Cippenham Village area of Slough, the property is well placed for a variety of everyday amenities, including local convenience stores and supermarkets. Burnham railway station is approximately 0.9 miles away, providing useful rail connections, while local schooling includes Western House Academy and The Westgate School. The location also offers convenient access to the wider amenities and transport connections available in Slough, making this a practical choice for families and commuters alike.

Agents Note:

AML Fee - Purchasers

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.





Total floor area 73.1 m² (787 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

Connells



To view this property please contact Connells on

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111 High Street
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1140.00

Ground Rent:
 75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311939

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1997. 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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