







### Property Description

A rare opportunity to purchase this well presented, share of freehold, lower ground apartment located in the town centre of Slough. Situated on this quiet & secluded private road, it is only a short walk to the High Street and Slough's mainline train station with its Elizabeth line. Local parks include Herschel park, Lascelles park, Upton Court park and Eton with its fields are all within walking distance. It benefits from 16 ft living area, 11 ft kitchen area, 11 ft bedroom, refitted bathroom, private outdoor patio area, residential permit parking and can offer no chain.

### Ground Floor

Steps leading to:

### Lower Ground Entrance

Door to:

### Lounge

16' 6" max x 11' 6" max ( 5.03m max x 3.51m max )

Front aspect window overlooking private patio area, wall mounted boiler serving hot water and gas central heating, spot lighting, two radiators, leads to:

### Kitchen

11' 6" x 7' 7" ( 3.51m x 2.31m )

Range of wall and base units, Ceramic sink with mixer tap, wood work tops, gas cooker point, integrated microwave, space for fridge freezer, tiled floor area, leads to:

### Bedroom

11' 5" max x 9' 1" max ( 3.48m max x 2.77m max )

wood laminate flooring, door to:

### Refitted Shower Room

Shower cubicle with glass shower screen, wash hand basin with vanity unit, WC. extractor fan, radiator, tiled floor

### Outside

Private patio area and residential permit parking areas





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](http://www.focalagent.com)

To view this property please contact Connells on

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111 High Street  
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1872.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310354](http://connells.co.uk/Property/SGH310354)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1993. 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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