



Connells

Longwood Avenue
SLOUGH



Property Description

Located in a highly sought-after area of Langley, the property is ideally positioned close to local shops and well-regarded grammar schools, with Langley Station providing Elizabeth Line services within walking distance.

The apartment benefits from a secure entry phone system and features a spacious 21ft living room with Juliet balcony, a fitted open-plan kitchen, and a master bedroom also enjoying a Juliet balcony. Further accommodation includes a re-fitted bathroom, gas central heating, and double glazing throughout.

Additional benefits include a communal garden with cycle shed, along with allocated parking for both residents and visitors. This property would make an excellent first-time purchase or investment opportunity.

Ground Floor

Communal Entrance

Entry phone system, stairs to all floors

First Floor Landing

Door to

Entrance Hall

Entry phone system, radiator

Lounge

21' 2" x 14' 6" max (6.45m x 4.42m max)

Dual aspect windows, radiators, double-doors to Juliet balcony

Open-Plan Kitchen

One and a half bowl sink drainer with mixer tap & cupboard under, range of wall & base units, four ring gas hob with electric oven under, extractor fan, plumbing for dishwasher & washing machine, space for fridge freezer, built-in cupboard housing wall mounted boiler.

Bedroom One

10' 7" x 10' (3.23m x 3.05m)

Dual aspect windows, radiator, built-in wardrobes, door to Juliet balcony

Bedroom Two

10' 2" x 6' 8" (3.10m x 2.03m)

front aspect window, radiator

Refitted Bathroom

Bath with mixer tap & shower attachment, wash hand basin with mixer tap, WC, radiator, extractor fan, laminate floor

Outside

Communal garden, bicycle shed & allocated parking space & parking for visitors





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: C

Service Charge:
 1875.57

Ground Rent:
 326.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311305

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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