



**Connells**

Rochfords Gardens  
Slough



## Property Description

A deceptively spacious three-bedroom, first-floor purpose-built apartment offered for sale in this popular and convenient location. The property is ideally situated close to local amenities and well-regarded schools, while Slough Town Centre and its mainline station—providing access to the Elizabeth Line—are within approximately one mile.

The apartment features a generous 12ft lounge and 12ft kitchen, gas central heating, double-glazed windows throughout and the added benefit of a garage located in a nearby block.

## Entrance Hall

Storage cupboard & storage cupboard with plumbing for washing machine

## Lounge

12' 9" max x 12' max ( 3.89m max x 3.66m max )

Front & side aspect window, radiator

## Kitchen

12' 9" x 8' 11" ( 3.89m x 2.72m )

Rear aspect window, range of wall & base units, single bowl sink drainer with mixer tap & cupboard under, plumbing for dishwasher, gas cooker point, cookerhood, space for fridge freezer, wall mounted boiler, built-in store cupboard

## Bedroom One

13' 2" x 8' 11" ( 4.01m x 2.72m )

Rear aspect window, radiator

## Bedroom Two

10' 3" to wardrobe x 10' 4" ( 3.12m to wardrobe x 3.15m )

Front aspect window, radiator, built-in wardrobe

## Bedroom Three

12' 11" x 7' 1" ( 3.94m x 2.16m )

Front & side aspect window, radiator

## Bathroom

front aspect window, bath with mixer tap & shower attachment, wash hand basin, WC, radiator, extractor fan, fully tiled

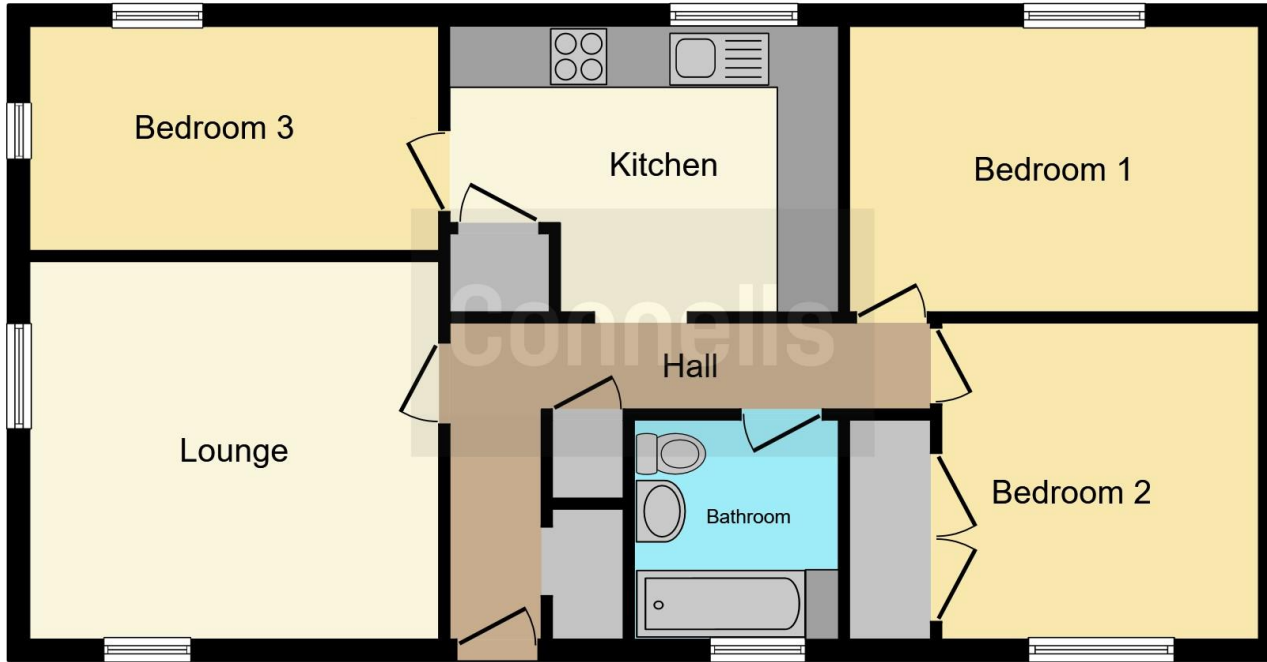
## Outside

Communal terrace area

## Garage

16' 3" x 7' 10" max ( 4.95m x 2.39m max )  
garage in bloc, up & over door, additional  
parking in front





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  
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EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 1500.00

Ground Rent:  
 99999.99

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311222](http://connells.co.uk/Property/SGH311222)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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