



Connells

Elvian House Nixey Close
Slough



Property Description

A rare opportunity to purchase this large modern second floor studio located in the town centre of Slough. Situated in a quiet area, it is walking distance to the High Street & Elizabeth Line train station. It benefits from being approximately 462 sqft, high ceilings, integrated appliances, allocated parking space, Concierge service and large residents gym.

Entrance Hall

Video entry phone, double cupboard with plumbing for washing machine, door to bathroom, leads to:

Kitchen Area

Wall and base units, stone work tops, single sink unit with mixer tap and cupboard under, integrated appliances includes fridge/ freezer, four ring integrated electric hob with oven under and dishwasher

Living Area

25' 3" max x 16' 8" max (7.70m max x 5.08m max)
Two side aspect windows, built in wardrobe

Shower Room

Shower cubicle with wall mounted shower, wash hand basin, vanity mirror for storage and shaver point, WC, heated towel rail, store cupboard

Internal Communal Areas

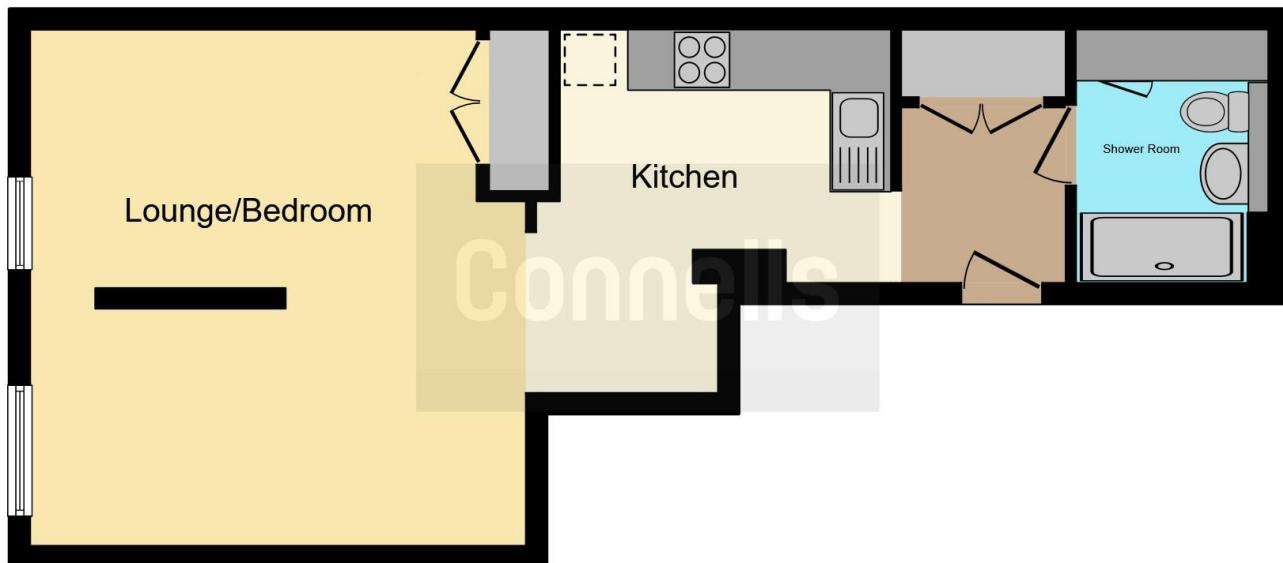
Video entry system, lift and stairs to all floors, Concierge service, large residents gym

External Communal Areas

Allocated parking space, well maintained communal garden area







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

T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

EPC Rating: C
 Council Tax
 Band: B

Service Charge:
 2400.00

Ground Rent:
 270.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310057

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SGH310057 - 0008

