



Connells

Edwards Court
SLOUGH



Property Description

A fantastic opportunity to purchase this spacious two bedroom ground floor flat located in the town centre of Slough. This property is situated just off the High street and walking distance to the mainline railway station with its Elizabeth line leading directly into Central London. It benefits from entry phone system, 15'7 lounge, 13'7 kitchen/breakfast area, double bedrooms, garage in a separate block, residents parking, lease over 900 years and offers no chain.

Communal Entrance

Entry phone system, stairs to all floors, door to:

Entrance Hall

Entry phone, store cupboard, electric wall mounted heater, doors to:

Lounge

15' 7" x 12' 2" (4.75m x 3.71m)
Front aspect window, electric wall mounted heater

Kitchen/ Breakfast Area

13' 5" x 7' 10" (4.09m x 2.39m)
Rear aspect window, wall & base units, electric cooker point, cooker hood, single drainer sink unit with cupboard under, plumbing for washing machine, space for fridge freezer

Bedroom One

11' 11" including door recess x 10' (3.63m including door recess x 3.05m)
Front aspect window, store cupboard, electric wall mounted heater

Bedroom Two

10' 1" x 8' 1" (3.07m x 2.46m)
Rear aspect window, electric wall mounted heater

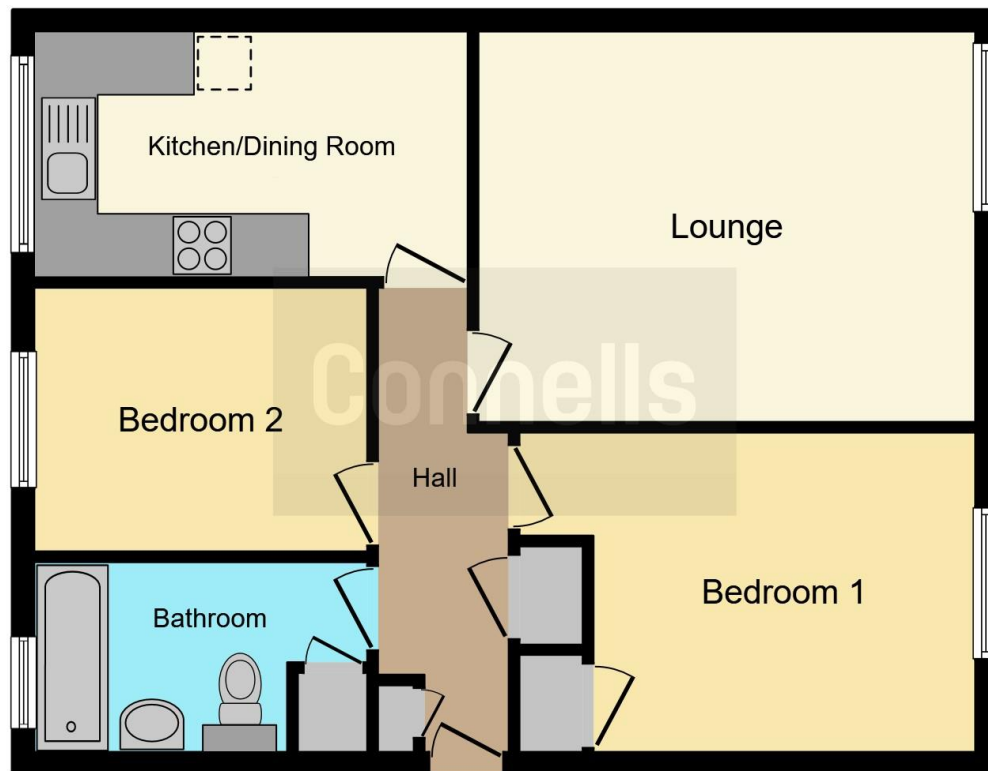
Bathroom

Rear aspect window, bath with mixer tap and shower attachment, WC, wash hand basin, store cupboard, electric wall mounted fan heater, extractor fan

Outside

Communal grass area, residents parking area and garage in a separate block with up & over door





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
 SLOUGH SL1 1DH

EPC Rating: D Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310569

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.

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