



Connells

Centrika Bath Road
Slough



Property Description

A well-presented two-bedroom first-floor apartment, ideally located in Slough town centre within easy walking distance of the High Street and mainline train station, served by the Elizabeth Line.

The property benefits from a recently refitted kitchen and modernised bathroom, along with an en-suite to the principal bedroom. Additional features include double glazing, electric heating, and secure gated allocated parking.

Agents Note - The sale of this property includes the following furnishings - kitchen appliances - fridge, freezer, dishwasher, washing machine with dryer, & microwave - Bedroom furniture - two built-in wardrobes, two double beds & a sofa bed.

Agents Note - Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Communal Area

Gated secure parking area, entry phone system, lift and stairs to all floors

First Floor

Communal landing, hallway leading to apartments

Entrance Hall

Entry phone, two store cupboards, doors to:-

Lounge

19' 7" max x 11' 1" max (5.97m max x 3.38m max)

Front aspect, electric wall mounted heater, laminate floor, television and telephone point

Open Plan Kitchen

Range of wall and base units, four ring integrated electric hob with electric oven under, single sink bowl drainer unit, space for fridge freezer, plumbing for washing machine, tiled floor

Master Bedroom

12' max x 10' 1" max (3.66m max x 3.07m max)

Front aspect, electric wall mounted heater, television point, door to:-

En-Suite

Shower cubicle, wash hand basin, low level WC, heated towel rail, extractor fan

Bedroom Two

9' 8" max x 9' 6" max (2.95m max x 2.90m max)

Front aspect, electric wall mounted heater

Bathroom

Panneled bath, wall mounted shower, wash hand basin, with vanity unit under, low level WC, extractor fan, shaver point, heated towel rail

Outside

Allocated parking space





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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111 High Street
 SLOUGH SL1 1DH

EPC Rating: D Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 130.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH308580

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. 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.

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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